

Payton
Jewell
Caines



Badgers Brook, Brackla, Bridgend County.
CF31 2QS

£249,995

PJC PAYTON
JEWELL
CAINES

Badgers Brook, Brackla, Bridgend County. CF31 2QS

Three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, CONSERVATORY, bedroom one with EN SUITE, two further bedrooms, family bathroom, generous enclosed rear garden and OFF ROAD PARKING to the front. Viewing recommended.

£249,995 - Freehold

- A modern three bedroom detached house
- Corner plot with generous rear garden
- Conservatory to the rear
- Two reception rooms / modern fitted kitchen/diner
- Well presented throughout
- Ideal first time purchase
- EPC - D / Council tax - D



DESCRIPTION

Introducing this well presented three bedroom detached house situated on a corner plot providing a generous rear garden which has been landscaped and provides a summer house and pergola as well as a large area of decking. The property has contemporary decor throughout, flexible accommodation with two reception rooms, en suite to bedroom one and a recently fitted combination boiler. The property will make an ideal first time purchase and viewing is recommended.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting and wood effect laminate flooring.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, wall mounted consumer unit, emulsioned walls, skirting, radiator and tile effect vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin.

LOUNGE (16' 5" x 13' 5") or (5.00m x 4.10m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, central light fitting to remain, emulsioned walls, skirting and a continuation of the wood effect laminate flooring. Door through to the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (16' 5" x 9' 0") or (5.0m x 2.75m)

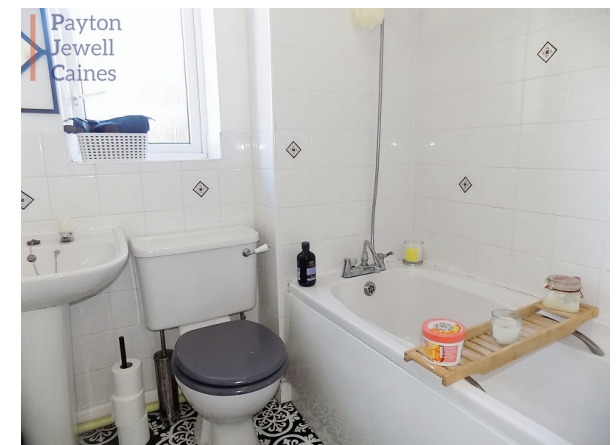
Overlooking the rear via PVCu double glazed window with a fitted roller blind and double glazed aluminium sliding patio doors leading to the rear conservatory. Finished with two central pendants lights, emulsioned walls, skirting and a wood effect vinyl flooring. The kitchen is arranged with low level and wall mounted units in shaker style French Navy with brushed chrome handles and complementary roll top work surface with up stand, ceramic ties to the splash back and plinth LED lighting. Inset sink with mixer tap and drainer, integrated electric oven with five gas ring hob and overhead extractor hood. Integrated fridge and freezer, plumbing for automatic washing machine and dishwasher. Breakfast bar and ample space for dining table and chairs. Radiator with cover and under stairs storage.

RECEPTION 2 (16' 1" x 8' 0") or (4.90m x 2.45m)

Overlooking the front via PVCu double glazed French doors and finished with emulsioned ceiling with two matching light fittings, access to loft storage, emulsioned walls, skirting and wood effect flooring (ideal for use as home office or dining).

CONSERVATORY (14' 1" x 7' 10") or (4.30m x 2.40m)

Antiglare polycarbonate roof, three aspects of PVCu double glazing, PVCu sill, facing brick work dwarf wall and laminate flooring. PVCu double glazed French doors leading out to the rear garden. Venetian blinds to remain and perfect fitted blinds to the French doors also to remain.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via a pull down ladder, fitted storage cupboard, PVCu double glazed window to the side, further storage cupboard housing a Baxi gas fired combination boiler (approximately 2 years old and recently serviced).

FAMILY BATHROOM

PVCu frosted glazed window to the rear, ceiling mounted extractor, emulsioned walls, radiator, skirting and tiled vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and shower attachment.

BEDROOM 2 (9' 2" x 10' 4") or (2.80m x 3.15m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and laminate flooring. Fitted storage cupboard.

BEDROOM 1 (11' 6" x 10' 2") or (3.50m x 3.10m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned walls with one feature painted wall, skirting, fitted carpet and double fitted wardrobe. Doorway through to the en suite.

EN-SUITE

PVCu frosted glazed window to the side, emulsioned walls, skirting and laminate flooring. Three piece suite comprising wall mounted wash hand basin with black mixer tap, storage below and vanity shelf, w.c. and walk in shower cubicle with ceramic tiles to the splash back housing a plumbed shower with hand attachment and rain water head. Wall mounted heated towel rail.

BEDROOM 3 (7' 10" x 6' 11") or (2.40m x 2.10m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

OUTSIDE

Generous rear garden laid to a large area of decking with recessed LED lighting, summer house and pergola, area of lawn with raised beds to the rear with mature trees and shrubs and patio.

Open aspect front garden laid to tarmac and block pavia driveway.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk