

Payton
Jewell
Caines



Rhiw Tremaen, Brackla, Bridgend County.
CF31 2JA

Offers Over
£170,000

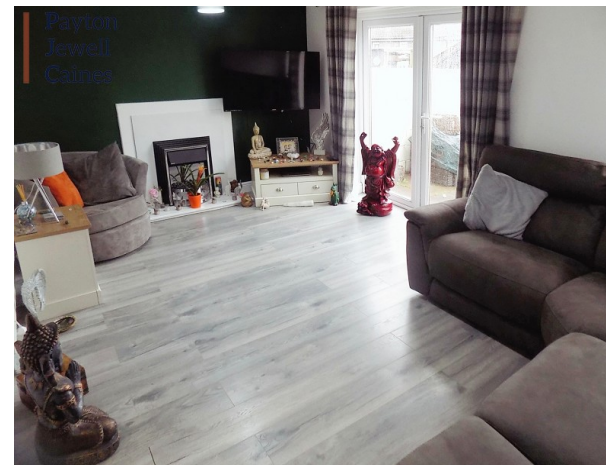
 PAYTON
JEWELL
CAINES

Rhiw Tremaen, Brackla, Bridgend County. CF31 2JA

Three bedroom mid terrace house situated within Brackla comprising entrance hall, kitchen/diner, lounge, three bedrooms, family bathroom with separate WC, LOW MAINTENANCE rear garden and OFF ROAD PARKING.

Offers Over £170,000 - Freehold

- Three bedroom mid terrace house
- Kitchen/diner
- Good sized lounge
- Off road parking for two vehicles
- Enclosed low maintenance rear garden
- EPC-C , Council tax band - B



DESCRIPTION

Introducing this three bedroom mid terrace house located in Brackla benefiting from a good sized lounge, good sized kitchen/diner and off road parking.

Brackla offers good local amenities on hand and is within close proximity of the M4 corridor. Viewing highly recommended to fully appreciate.

ENTRANCE PORCH (7' 0" x 6' 2") or (2.14m x 1.87m)

Via part frosted glazed PVCu door into the entrance porch finished with artexed ceiling, centre spot lights, emulsioned walls, PVCu double glazed frosted window overlooking the front of the property and two radiators and tiled flooring. A range of wall and base units with complementary roll top work surface and wall mounted gas combination boiler. Part glazed wooden door into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling with sunken spot lights, smoke alarm, emulsioned walls, radiator, large space under the stairs. skirting and light grey wood effect laminate flooring. Two built in storage cupboards with shelving, one with plumbing for washing machine and housing the electric consumer box. Doors to kitchen and lounge. Stairs leading to first floor.

KITCHEN (15' 3" x 9' 0") or (4.65m x 2.75m)

Skimmed and coved ceiling with two spot lights, papered walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the front of the property, skirting and dark grey tile effect laminate flooring. A range of wall and base units in a shaker style with chrome handles with complementary roll top work surface. One and a half inset stainless steel sink with chrome mixer tap. Space for gas Range cooker which could remain and large overhead chrome extractor hood. Space for large freestanding fridge/freezer. Integrated dishwasher. Space for dining room table and chairs.

LOUNGE (15' 9" x 10' 10") or (4.79m x 3.29m)

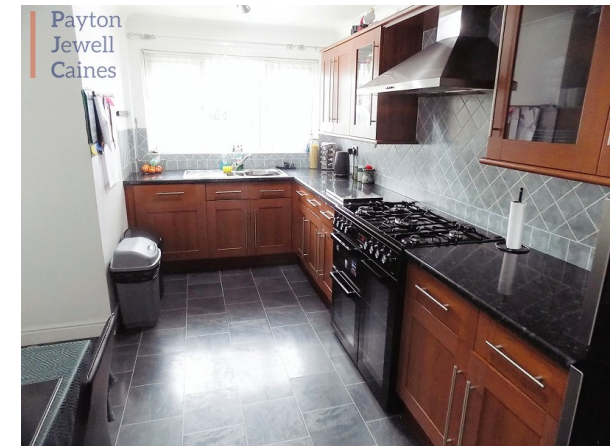
Skimmed and coved ceiling, two sets of centre pendant lights, papered walls, PVCu double glazed French doors leading to the rear garden, radiator, PVCu double glazed window overlooking the rear garden, skirting and a continuation of the light grey wood effect laminate flooring from the hallway. Feature electric fire with white hearth and white surround.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Skimmed ceiling, centre pendant light, smoke alarm, access to loft, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, separate WC and bathroom. Airing cupboard with shelving and over stair storage with shelving.

BEDROOM 1 (13' 1" x 9' 5") or (3.99m x 2.87m)

Measurements to the face of the wardrobe. Skimmed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in wardrobes with hanging rails and shelving.



BEDROOM 2 (9' 1" x 6' 9") or (2.76m x 2.07m)

Measurements to the face of the wardrobes. Skimmed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Built in double wardrobes.

BEDROOM 3 (9' 5" x 7' 4") or (2.87m x 2.24m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BATHROOM (5' 7" x 5' 6") or (1.71m x 1.68m)

Skimmed ceiling with sunken chrome spot lights, floor to ceiling tiled walls with centre border tile, chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property and tile effect laminate flooring. Two piece suite comprising vanity sink unit with chrome mixer tap, work surface and matching upstand, bath with overhead chrome shower and folding glass shower screen.

W.C. (4' 10" x 2' 6") or (1.47m x 0.75m)

Skimmed ceiling with sunken chrome spot lights, half height tiled walls with centre border tile and the remainder emulsioned, PVCu frosted double glazed window overlooking the front of the property, vanity toilet unit with hidden cistern and tile effect laminate flooring.


OUTSIDE

Low maintenance paved enclosed rear garden with an area for a large shed and gate leading to rear access.

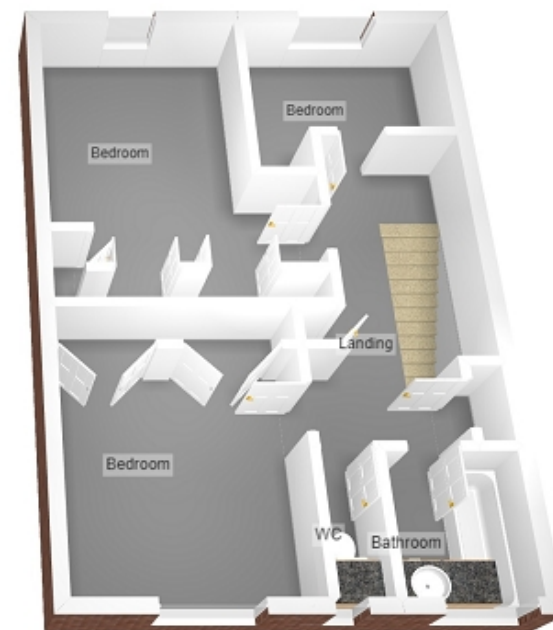
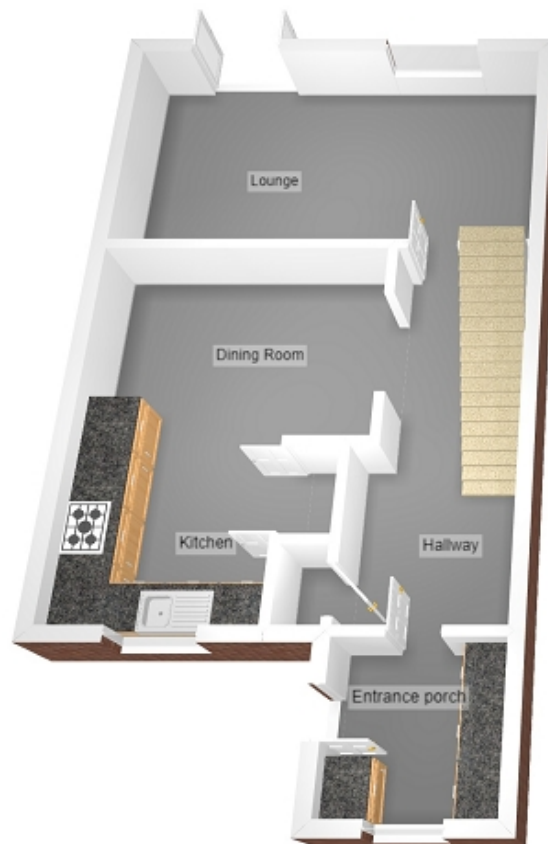
Off road parking for two vehicles to the front of the property with a pathway leading to the front door. Area laid to lawn. Outside socket and outside tap.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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.



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