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Trem-y-mor, Brackla, Bridgend County.  
CF31 2HB

£135,000





## Trem-y-mor, Brackla, Bridgend County. CF31 2HB

Two bedroom mid terrace house comprising entrance hall, kitchen/breakfast room, lounge, two DOUBLE BEDROOMS, bathroom, ENCLOSED REAR GARDEN, open aspect front garden with DEDICATED PARKING. Sold with NO ONWARD CHAIN. Ideal first time buy or investor purchase.

**£135,000 - Freehold**

- Two double bedroom mid terrace house
- Gas fired combination boiler
- L shaped kitchen/breakfast room
- Recently carpeted throughout
- Dedicated car space/ EPC - D, Council tax band - B
- Enclosed rear garden/ Sold with NO ONWARD CHAIN



## DESCRIPTION

Introducing this two double bedroom mid terrace house located within easy walking distance to Brackla triangle retail centre and Brackla Primary School and Archbishop McGrath Secondary School. The local doctors surgery and pub are also close by. The property has been recently decorated with a new fitted carpet and is sold with no onward chain. The property would make an ideal first time buy or investor purchase.

## ENTRANCE

Via frosted PVCu front door into entrance hall finished with emulsioned walls, skirting and fitted carpet. Stairs to the first floor.

## L-SHAPED KITCHEN (13' 9" x 6' 1") or (4.20m x 1.85m)

Widening to 3.60m. Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with central spot lights, textured walls, skirting and tile effect vinyl flooring. A range of low level and wall mounted kitchen units in a beech effect with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Plumbing for automatic washing machine and space for tumble dryer. Area for fridge/freezer. Space for breakfast table and chairs. Under stair storage. Door through to lounge.

## LOUNGE (13' 11" x 13' 1") or (4.25m x 4.00m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed tilt and turn window finished with central light pendant, coved ceiling, emulsioned walls, skirting and fitted carpet. Feature fireplace housing electric coal effect fire with white mantel.

## FIRST FLOOR LANDING

Via stairs with fitted carpet. Access to loft storage and a fitted storage cupboard with shelving.

## FAMILY BATHROOM

Ceiling mounted extractor, central light fitting, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin and corner style bath with over bath electric shower and a concertina shower screen.

## BEDROOM 1 (11' 8" max x 10' 6") or (3.55m max x 3.20m)

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

## BEDROOM 2 (11' 10" x 10' 2") or (3.60m x 3.10m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Wall mounted gas fired combination boiler.

## OUTSIDE

Enclosed rear garden laid to patio.






## NOTE

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

The vendor will be removing the hot tub from the property.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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