

Payton  
Jewell  
Caines



Priory Oak, Brackla, Bridgend County. CF31  
2HY

£364,950

 PAYTON  
JEWELL  
CAINES



## Priory Oak, Brackla, Bridgend County. CF31 2HY

Four bedroom detached house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, utility, INTEGRAL GARAGE, downstairs w.c. four double bedrooms, family bathroom, generous enclosed rear garden and AMPLE OFF ROAD PARKING. Sought after cul-de-sac location in Brackla.

**£364,950 - Freehold**

- Four bedroom detached house
- Good size enclosed rear garden
- Generous off road parking for up to six cars
- Two reception rooms / four double bedrooms
- Good size family home, EPC - D / Council tax -E
- Gas fired combination boiler
- Well presented throughout





## DESCRIPTION

Brackla is a district located in the town of Bridgend. Bridgend is situated approximately 20 miles west of the capital city, Cardiff and has good access routes to Junctions 35 and 36 of the M4 motorway. The Triangle retail centre is within a 5 minute walk from the property which gives access to the local convenience store and food outlets.

Brackla has a mix of housing developments, schools, parks, and local amenities. The nearest schools to the property are Brackla Primary and Archbishop McGrath Comprehensive.

### Further Information

Flood risk - very low

Conservation area - no

Mobile Coverage - EE, Vodafone , Three, O2

Broadband - Basic 8 Mbps, Superfast 56 Mbps

Satellite / Fibre TV Availability - BT & Sky

## ENTRANCE

Via part frosted glazed composite front door with side frosted glazed panel into the double height entrance hallway.

## ENTRANCE HALL

Sloping and emulsioned ceiling, emulsioned walls, skirting and wood effect flooring. Doorway through to the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window with a fitted roller blind, central light fitting, emulsioned walls, skirting, radiator and ceramic tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and storage below.

## LOUNGE (17' 5" x 12' 2") or (5.30m x 3.70m)

Via double internal doors. Benefiting from dual aspect natural light via PVCu double glazed windows to the front and to the rear and finished with emulsioned and coved ceiling, two light fittings, emulsioned walls, skirting and fitted carpet. Feature fireplace which is electric pebble effect with brushed chrome surround, marble hearth and wooden mantle. Doorway through to reception two.

## RECEPTION 2 (12' 10" x 10' 2") or (3.90m x 3.10m)

Overlooking the rear garden via PVCu double glazed French doors with side glazed panels fitted with perfect fit concertina blinds. Emulsioned and coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Doorway through to the kitchen.



## KITCHEN (13' 5" x 7' 10") or (4.10m x 2.40m)

Overlooking the rear via PVCu double glazed window with a fitted concertina blind, emulsioned and covered ceiling, central spot lights, emulsioned walls, skirting and tile effect vinyl flooring. A range of low level and wall mounted kitchen units in oak with brushed chrome handles and complementary roll top work surface. Inset sink with mixer tap and drainer, space for cooker with built in extractor hood, integrated dishwasher, space for fridge/freezer and doorway through to the part converted garage/utility.

## GARAGE / UTILITY

Part glazed door leading out to the side of the property, plumbing for automatic washing machine, space for further white goods, inset sink with roll top work surface with under counter and wall mounted kitchen units and a fluorescent strip light. Doorway through to the remaining converted garage.

## GARAGE (12' 4" x 10' 2") or (3.75m x 3.10m)

Central fluorescent strip light, wall mounted Worcester gas fired combination boiler and roller shutter electric door.

## LANDING

Via stairs with fitted carpet and wooden balustrade to the first floor gallery landing. Access to loft storage, central light fitting, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

## BEDROOM 1 (11' 0" x 10' 8") or (3.35m x 3.25m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted venetian blind, central light fitting and full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, vanity shelf with storage below and bath with chrome mixer tap and over bath plumbed shower with side glazed screen.

## BEDROOM 2 (12' 4" x 9' 10") or (3.75m x 3.00m)

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

## BEDROOM 3 (9' 10" x 8' 0") or (3.00m x 2.45m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

## BEDROOM 4 (10' 8" x 9' 10") or (3.25m x 3.00m)

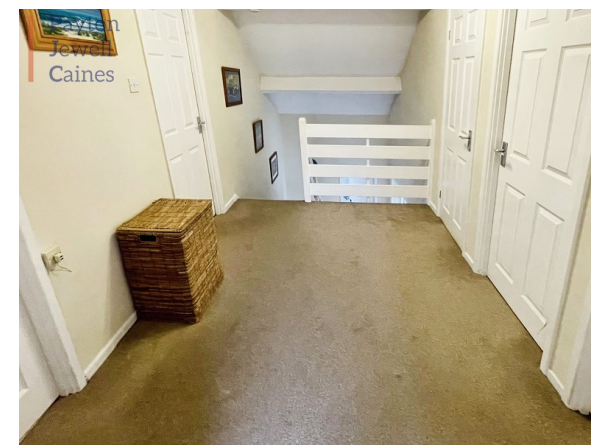
Double glazed velux sky light with fitted concertina blinds, central light fitting, emulsioned walls, skirting and fitted carpet. Access into loft storage.






## OUTSIDE

Enclosed rear garden laid to patio with steps leading up to lawn with matures trees and shrubs, raised patio area and bedding. Outside storage shed. Driveway to the side of the property for parking three cars and driveway to the front for up to three cars.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

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