

Payton
Jewell
Caines



Oak Tree Court, Brackla, Bridgend,
Bridgend County. CF31 2BH

£159,950

PJC PAYTON
JEWELL
CAINES

Oak Tree Court, Brackla, Bridgend, Bridgend County. CF31 2BH

Well presented two bedroom mid terraced house comprising entrance hall, lounge/diner, converted garage/reception room two, kitchen bathroom, enclosed rear garden and off road parking to the front. Ideal first time or investment purchase.

£159,950 - Freehold

- Two bedroom mid terraced house
- Two reception rooms
- Low maintenance rear garden
- Off road parking to the front
- Ideal first time or investment purchase
- EPC - C / Council tax - B



DESCRIPTION

Introducing this modern three bedroom mid terrace house benefiting from two reception rooms, enclosed rear garden and off road parking to the front. Oak Tree Court is within quick road links of the M4 and A48 and a short commute to the local primary schools as well as Brackla Triangle shopping centre. Ideal investment opportunity or first time buy. Early viewing is highly recommended.

ENTRANCE

Via part glazed and frosted PVCu door into the entrance hall.

ENTRANCE HALL

Artexed ceiling with centre light, emulsioned walls with one feature papered wall, skirting, laminate flooring in light grey, wall mounted consumer box and radiator.

LOUNGE (17' 0" max x 12' 2" max) or (5.19m max x 3.71m max)

Emulsioned and coved ceiling with centre light, smoke alarm, emulsioned walls with one feature papered wall, skirting, a continuation of the laminate flooring, radiator and PVCu double glazed French doors leading to the rear garden. Double doors leading into reception room two. Stairs leading to the first floor.

KITCHEN (8' 11" max x 6' 11" max) or (2.72m max x 2.12m max)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting, tiled flooring in wood effect, PVCu double glazed window overlooking the front of the property and radiator. A range of base and wall units in grey with complementary roll top work surfaces and subway tiling to the splash back areas. Integrated electric oven, four ring gas hob with overhead extractor fan. Inset stainless steel sink with chrome mixer tap and space for washing machine and freestanding fridge/freezer. Wall mounted gas boiler.

RECEPTION ROOM 2 (16' 10" x 8' 4") or (5.12m x 2.55m)

Emulsioned ceiling with loft access which is boarded with power and lighting, emulsioned walls, skirting and a continuation of the laminate flooring, radiator, PVCu double glazed window overlooking the front of the property and PVCu glazed door to the front of the property.

LANDING

Stairs leading to the first floor with fitted carpet, handrail and spindle balustrade. Artexed ceiling with centre light, loft access, smoke alarm and coving. Emulsioned walls, skirting and fitted carpet. Airing cupboard with shelving.

BATHROOM (6' 1" x 5' 11") or (1.85m x 1.80m)

Emulsioned ceiling with centre light, extractor fan, emulsioned walls with tiling to splash back areas, skirting, tiled flooring in wood effect, radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising w.c. wash hand basin with chrome taps and bath with overhead chrome shower and folding glass screen.

BEDROOM 1 (11' 5" x 8' 11") or (3.47m x 2.71m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Alcove ideal for built in storage.



BEDROOM 2 (9' 2" x 5' 10") or (2.80m x 1.79m)

Textured ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.


OUTSIDE

Enclosed low maintenance rear garden set on a good size plot. Paved area with raised borders to the side and decorative shingles.

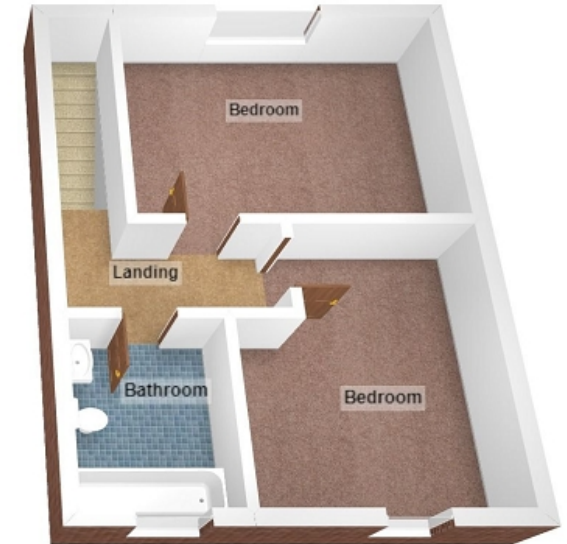
Off road parking to the front of the property for two vehicles. Raised border with shrubbery.



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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