

Payton  
Jewell  
Caines



Highfields, Brackla, Bridgend County. CF31  
2PE

Offers Over  
£285,000

**PJC** PAYTON  
JEWELL  
CAINES

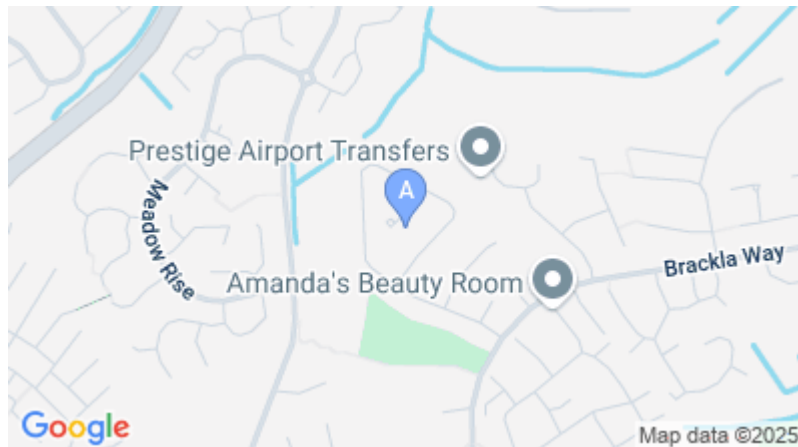


## Highfields, Brackla, Bridgend County. CF31 2PE

We are pleased to offer this generous sized five bedroom semi detached house, which would prove an ideal family home offering spacious accommodation. The property benefits from good sized bedrooms, lounge/diner with French doors, modern fitted kitchen and a pretty enclosed rear garden with generous frontage.

### Offers Over £285,000 - Freehold

- Five bedroom semi-detached house
- Modern kitchen with integrated appliances
- Through lounge/diner
- Enclosed rear garden with elevated seating area
- Excellent off-road parking
- Integral single garage
- Ideal family accommodation





## DESCRIPTION

We are pleased to offer this generous sized five bedroom semi detached house, which would prove an ideal family home offering spacious accommodation. The property benefits from good sized bedrooms, lounge/diner with French doors, pretty enclosed rear garden with generous frontage.

### Key features:

- Five bedroom semi-detached house
- Modern kitchen with access into integral garage
- Enclosed rear garden with elevated seating area
- Excellent off-road parking
- Ideal family accommodation
- Easy walking distance to local Primary and Comprehensive schools
- Close to the Brackla Triangle with retail and food outlets

## ENTRANCE

Access via part frosted PVCu front door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling and walls, skirting and wood effect laminate flooring. Stairs to the first floor and a doorway through into the lounge.

## LOUNGE (11' 0" x 15' 1") or (3.35m x 4.60m)

Overlooking the front of the property via PVCu double glazed bay window with fitted roman blinds, curtain poles and curtain to remain. Finished with emulsioned and coved ceiling, central light fitting and matching wall lights to remain, emulsioned walls with one feature papered wall, skirting and fitted carpet. Feature gas coal effect fire with marble hearth and mantel. Archway through into dining area.

## DINING AREA (9' 2" x 7' 10") or (2.80m x 2.40m)

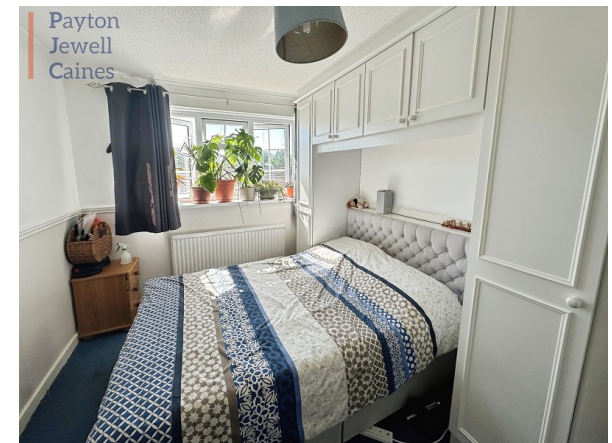
Over looking the rear garden by PVCu double glazed french doors with perfect fit concertina blinds. Finished with emulsioned and coved ceiling, ceiling mounted smoke detector and matching light fitting with the lounge, emulsioned walls, skirting and fitted carpet. Doorway through into kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM (18' 3" x 8' 11") or (5.55m x 2.71m)

PVCu double glazed window overlooking the rear garden with fitted roller blind. Frosted glazed PVCu door with perfect fit concertina blinds leading to the rear patio. Finished with emulsioned and coved ceiling with recess LED spotlights, emulsioned walls, skirting and laminate floor. Kitchen is finished with low level and wall mounted high gloss handle-free units with complimentary roll top work surface and coloured aluminium splash back. Inset sink with mixer tap and drainer. Space for American style fridge/freezer. Integrated double electric oven and integrated microwave. Space and plumbing for dishwasher and automatic washing machine. Hidden wall-mounted gas fired combination boiler. Integrated induction hob with overhead extractor hood. Under stairs storage and rear lobby with access into downstairs W.C.

## DOWNSTAIRS W.C.

Coved ceiling, central light fitting, emulsioned walls, skirting and laminate floor. Two piece suite in white comprising W.C and a wall mounted wash hand basin. Courtesy door into the single garage.



## **GARAGE (13' 7" x 11' 2") or (4.15m x 3.40m)**

Fitted with worktop and wall mounted cupboard. Space for under counter tumble dryer. Electric up and over door with light and power.

## **LANDING**

Access via first floor stairs with fitted carpet and wooden balustrade. Access to loft storage with a pull down ladder, power and light. Coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with shelving and hanging rail. Doors leading off to four bedrooms, bedroom five/study and family bathroom.

## **BEDROOM 1 (11' 10" x 12' 4") or (3.60m x 3.75m)**

Overlooking the front of the property via PVCu double glazed window. Finished with coved ceiling, emulsioned walls, skirting and fitted carpet.

## **L SHAPED BEDROOM 4 (9' 10" max x 9' 10" max) or (3.0m max x 3.0m max)**

Measurement to the fitted wardrobes. Overlooking the rear garden via PVCu double glazed window with curtain pole to remain. Coved ceiling, emulsioned walls, skirting and fitted carpet. Wall to wall fitted storage, sliding doors with a central mirrored door.

## **FAMILY BATHROOM**

Frosted glazed PVCu window to the rear. Central light fitting, coved ceiling, full height ceramic tiles to the walls and vinyl floor. Three piece suite in white with W.C, wash hand basin and bath with over bath plumbed shower with hand attachment and rain water head. Radiator and wall mounted cabinets to remain.

## **BEDROOM 3 (8' 8" x 11' 0") or (2.65m x 3.35m)**

Overlooking the rear via PVCu double glazed window. Finished with coved ceiling, emulsioned walls, with half height feature dado rail, skirting and fitted carpet.

## **BEDROOM 2 (13' 5" x 8' 10") or (4.10m x 2.70m)**

Overlooking the front of the property via PVCu double glazed window. Finished with coved ceiling, emulsioned walls, with half height feature dado rail with paper below, skirting and fitted carpet. Fitted storage comprising three single wardrobes with up and over storage over the bed frame and dressing table.

## **BEDROOM 5 (8' 10" x 5' 7") or (2.70m x 1.70m)**

Overlooking the front of the property via PVCu double glazed window. Finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage comprising a single wardrobe with up and over storage over the bed frame, which is a single bed fitted cabin style.

## **OUTSIDE**


To the rear is an enclosed rear garden, laid to patio with steps leading up to lawn area and further steps leading up to patio area with bedding plants to the rear. Traditional washing line and an outside tap.

To the front of the property is an open aspect garden, laid to lawn with additional car parking space and a concrete driveway suitable for parking two vehicles with outside light.

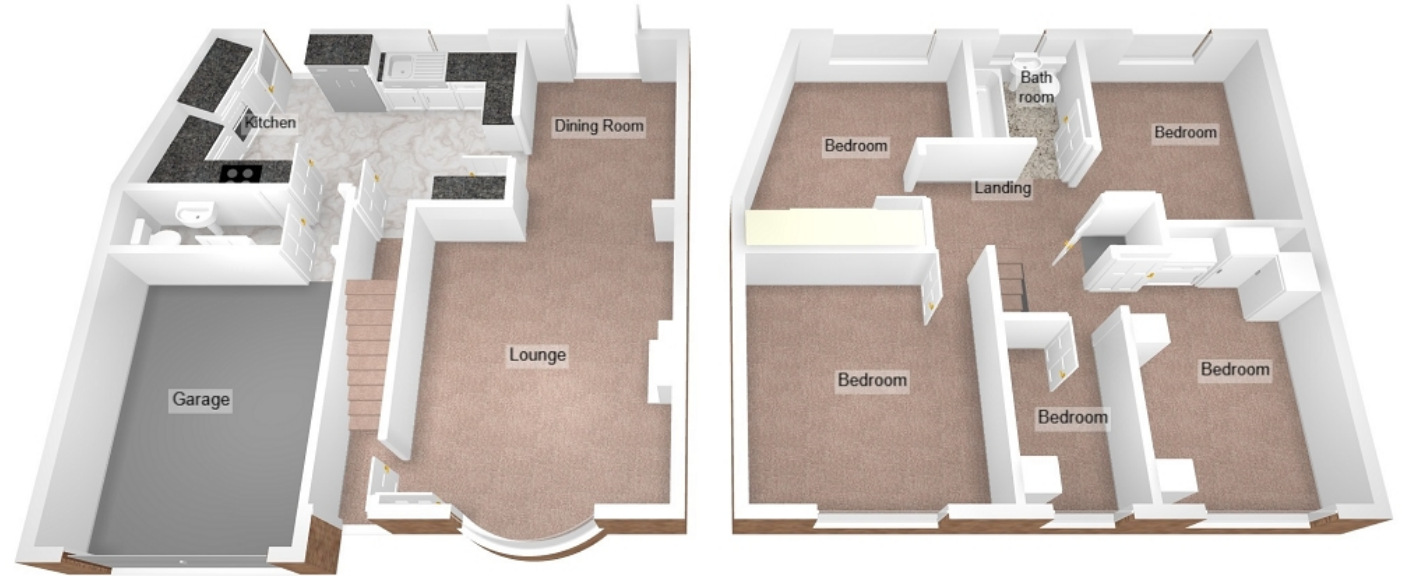




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(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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