

FOR
SALE



3 Hedgemoor, Brackla, Bridgend, Mid Glamorgan CF31 2JQ

£144,950 - Freehold

Payton
Jewell
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Introducing this two bedroom mid terraced property located in the popular area of Brackla offering easy access to the local Tremains Primary School and within 5 minute drive of the M4 at J35. The property benefits from a gas fired combination boiler, open plan lounge/diner, kitchen, generous enclosed and private rear garden and off road parking to the front. Sold with no onward chain. Ideal first time or investment purchase.

POINTS OF INTEREST

- Two bedroom mid terrace house
- Cul-De-Sac location
- Good sized enclosed rear garden and off road parking
- Lounge /diner
- Gas combination boiler
- Easy access to the M4 and local primary schools
- EPC - C / Council tax - B



ROOM DESCRIPTIONS

Entrance

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

Entrance Hall

Textured ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls and skirting. Wall mounted electric consumer box, radiator and fitted carpet. Stairs leading to the first floor and doorway leading into the lounge/diner.

Lounge/Diner

5.52m x 3.61m (18' 1" x 11' 10")

Textured ceiling with centre light and smoke alarm, plastered and emulsioned walls with dado rail, skirting and fitted carpet. Feature fireplace with wooden mantle and marble hearth, PVCu double glazed window overlooking the front of the property and radiator. Door leading into the kitchen.

Kitchen

3.66m Max x 2.08m Max (12' 0" Max x 6' 10" Max)

Textured ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base units in grey with complementary roll top work surface in marble effect. Wall mounted combination boiler, inset stainless steel sink with chrome taps, space for washing machine, tumble dryer, freestanding cooker and fridge/freezer. PVCu double glazed window overlooking the rear garden and PVCu frosted double glazed door leading out to the rear garden.

Landing

Via stairs with fitted carpet and handrail. Textured ceiling with centre pendant light and access to the loft. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to the bedrooms and bathroom.

Family Bathroom

2.46m x 1.46m (8' 1" x 4' 9")

Wood clad ceiling with centre light, floor to ceiling tiled walls with centre strip, skirting and vinyl flooring in tile effect. PVCu frosted double glazed window to the rear of the property and radiator. Three piece suite comprising vanity wash hand basin with chrome taps, low level w.c. and bath with chrome taps and overhead electric shower.

Bedroom 1

4.27m x 3.60m (14' 0" x 11' 10")

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Open doorway to a built in wardrobe with shelving and light.

Bedroom 2

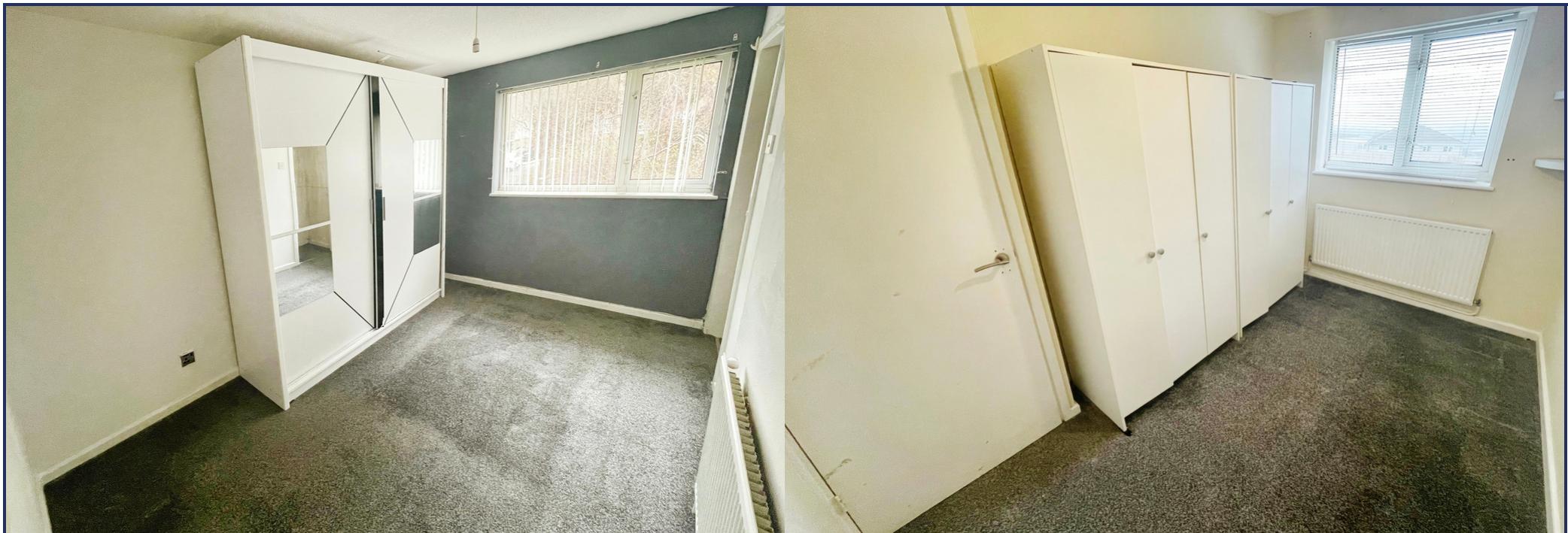
3.98m Max x 2.09m Max (13' 1" Max x 6' 10" Max)

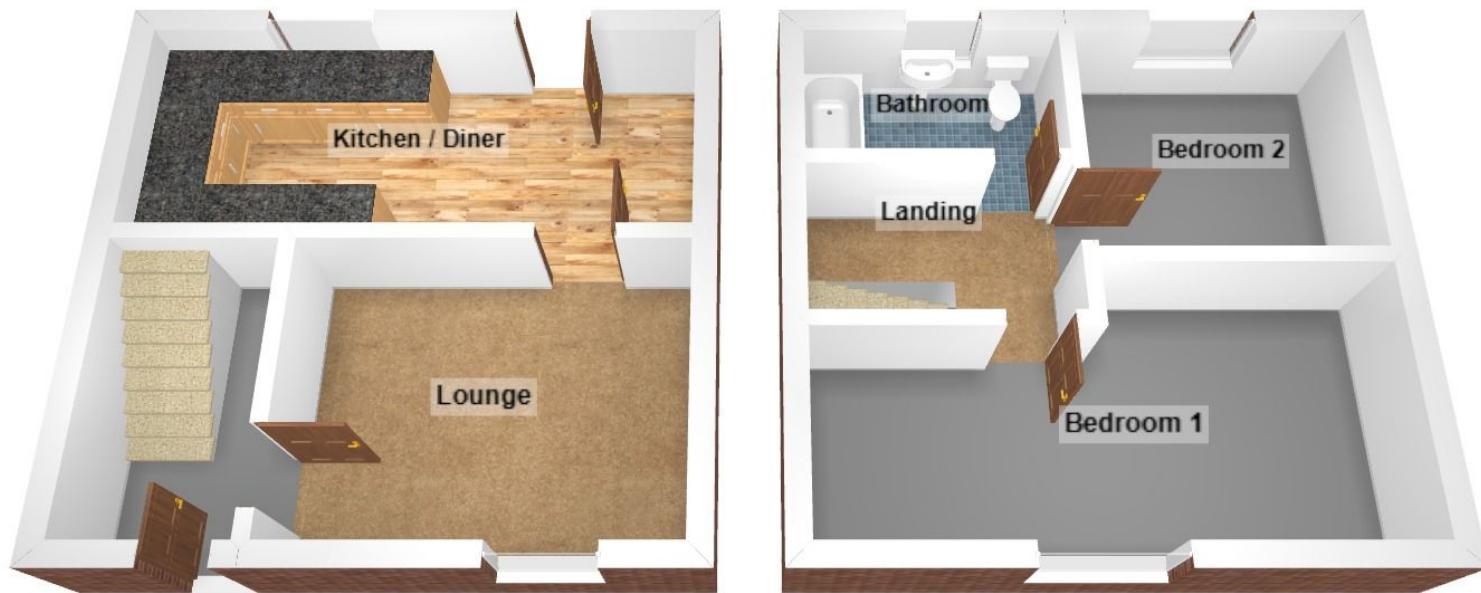
Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window to the rear of the property. Built in storage area with hanging rails.

Outside

Pathway leading to the front door with overhead canopy. Areas of lawn either side of the pathway and mature trees.

Enclosed and private rear garden with patio area and path, areas of raised beds with bark and artificial grass and decorative stone to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(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		