

Payton  
Jewell  
Caines



Pant Mawr, Broadlands, Bridgend County.  
CF31 5BB

£320,000

**PJC** PAYTON  
JEWELL  
CAINES



# Pant Mawr, Broadlands, Bridgend County. CF31 5BB

Modern four bedroom detached house comprising entrance hall, lounge, downstairs WC, partially converted garage, open plan kitchen/diner , CONSERVATORY, ENSUITE and fitted wardrobes to bedroom one and three further bedrooms, family bathroom, ENCLOSED REAR GARDEN, OFF ROAD PARKING. Ideal location for Maes yr Haul Primary School.

£320,000 - Freehold

- Four bedroom detached house
- Small sought after cul de sac on Broadlands
- Open plan kitchen/diner leading to Conservatory
- Modern fitted bathroom and ensuite
- Partially converted garage retaining some storage
- Enclosed rear garden/off road parking/ EPC - B ,

Council tax band - B





## DESCRIPTION

Introducing this modern four bedroom detached house situated in the popular residential development of Broadlands comprising entrance hall, lounge, downstairs WC, partially converted garage, open plan kitchen/diner, Conservatory, ensuite and fitted wardrobes to bedroom one and three further bedrooms, family bathroom, enclosed rear garden and off road parking. Ideal location for Maes yr Haul Primary School.

Broadlands is a residential development to the west of Bridgend and is a sought after location due to its proximity to Bridgend town centre and both Bryntirion and Brynteg secondary schools. Broadlands boasts a commercial centre with Maes Yr Haul primary school, a Tesco Express, a family friendly pub and plenty of food outlets.

### Key Features:

Conservatory to the rear

Off road parking

5 minute walk to Maes Yr Haul primary school

## ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor. Under stair storage.

## LOUNGE (11' 6" x 14' 7") or (3.50m x 4.45m)

Overlooking the front via two PVCu double glazed windows and finished with two matching light pendants, coved ceiling, emulsioned walls, skirting and laminate floor. Feature fireplace with coal effect gas living flame fire with a marble hearth and painted mantel.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, central light fitting, emulsioned walls, skirting and vinyl floor. Two piece suite in white comprising WC and wall mounted wash hand basin.

## PARTLY CONVERTED GARAGE (12' 2" x 7' 7") or (3.70m x 2.32m)

PVCu double glazed window to the side, emulsioned ceiling and walls, skirting and laminate floor. Wall mounted circuit box.

## OPEN PLAN KITCHEN/DINER (26' 3" x 8' 10") or (8.00m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, three matching pendant light fittings to remain, emulsioned walls, skirting and tile effect vinyl floor. A range of low level and wall mounted units in mushroom with brushed chrome handles and a complementary roll top work surface with laminate back splash. Inset circular sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob, overhead extractor hood and glass splash back. Glazed display shelves, wine rack and plate rack. Integrated appliances include dishwasher, washing machine and full height fridge and freezer.

Ample space for dining table and chairs. Part frosted glazed PVCu door leading out to the rear patio. PVCu double glazed French doors leading out to the conservatory.



## CONSERVATORY (13' 11" x 10' 2") or (4.25m x 3.10m)

Apex polycarbonate roof, three aspects of PVCu double glazing with PVCu sill, emulsioned half height walls, PVCu French doors leading out to the rear garden, skirting and ceramic tiled flooring.

## FIRST FLOOR LANDING

Via stairs with wooden balustrade. Access to loft storage, fitted storage with a Worcester gas fired combination boiler.

## BEDROOM 1 (11' 10" x 11' 6") or (3.60m x 3.50m)

Two PVCu double glazed windows to the front, emulsioned walls, two double fitted wardrobes, skirting and fitted carpet. Door through to ensuite.

## EN SUITE

PVCu frosted glazed window to the front, emulsioned ceiling with recessed spot lights, wall mounted heated chrome towel rail, full height PVC clad walls and ceramic tiles to the floor. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap, storage below and vanity shelf, shower cubicle housing a plumbed shower with shower attachment, rainwater head, built in extractor and fully glazed shower door.

## BEDROOM 2 (11' 10" x 11' 2") or (3.60m x 3.40m)

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

## BEDROOM 3 (8' 4" x 9' 10") or (2.55m x 3.00m)

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

## BEDROOM 4 (7' 9" x 8' 10") or (2.35m x 2.70m)

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

## FAMILY BATHROOM

Frosted PVCu double glazed window overlooking the rear and finished with emulsioned ceiling with recessed LED spot lights, full height PVC clad walls and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and P shaped bath with chrome waterfall bath tab with shower hand attachment, a plumbed shower attachment with rainwater head and curved privacy screen.

## OUTSIDE

Enclosed patio area with steps leading up to a further elevated patio with an area of lawn with half height picket fence and gated access back to the front of the property.

Open aspect front garden laid to lawn with a concrete driveway, mature trees and shrubs.

## PARTLY CONVERTED GARAGE

Partially converted garage with up and over door to the front leading to storage.






## NOTE

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(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		
<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.



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