



Clos Castell Coity, Broadlands, Bridgend
County. CF31 5DW

£300,000



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Three bedroom detached house comprising entrance hall, wc, 2 reception rooms, kitchen, bedroom one with en-suite, 2 further bedrooms and family bathroom. Enclosed private rear garden, integral garage and driveway parking.

£300,000 - Freehold

- Generous sized three bedroom detached house
- Two separate reception rooms
- Lovely bedroom one with vaulted ceiling and en-suite
- Private enclosed rear garden
- Access off a small shared driveway
- Well presented throughout/ EPC - C , Council tax band - D



DESCRIPTION

Three bedroom detached house comprising entrance hall, wc, 2 reception rooms, kitchen, bedroom one with en-suite, 2 further bedrooms and family bathroom. Enclosed private rear garden, integral garage and driveway parking.

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

FREEHOLD

Private enclosed rear garden

Generous three bedroom detached

Integral single garage and driveway parking

ENTRANCE

Via part glazed front door into the entrance hallway finished with emulsioned and coved ceiling, two matching sets of light fittings, emulsioned walls, fitted storage, skirting and wood effect laminate floor.

DOWNSTAIRS W.C.

Frosted glazed window to the side, central light fitting, emulsioned ceiling and walls, radiator, skirting and fitted carpet. Two piece suite in white comprising WC and wash hand basin with ceramic tiles to the splash back.

KITCHEN (10' 10" x 11' 8") or (3.30m x 3.55m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with a fitted roller blind and a part glazed door leading out to the side of the property. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl floor. A range of low level and wall mounted kitchen units in white with chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with a chrome swan neck tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Under counter integrated fridge and freezer. Integrated dishwasher and plumbing for an automatic washing machine. Wall mounted Potterton suprema gas fired boiler.

LOUNGE (14' 9" x 11' 2") or (4.50m x 3.40m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed French doors and finished with emulsioned and coved ceiling, two sets of matching spot lights, emulsioned walls, skirting and laminate floor. Central focal fireplace (coal effect electric fire will not be remaining) with cream recess and mantel.

DINING ROOM (11' 2" max x 8' 10") or (3.40m max x 2.70m)

Measurements into the bay. Overlooking the rear garden via PVCu double glazed bay window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor.



FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned ceiling, spot lights, emulsioned walls, PVCu double glazed window on the landing with a fitted Venetian and roller blind, storage cupboard housing the hot water tank, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind and finished with emulsioned ceiling, two light fittings, emulsioned walls, radiator, skirting and fitted carpet. Three piece suite in white comprising WC, wash hand basin and bath with over bath plumbed shower.

BEDROOM 1 (14' 7" x 9' 2") or (4.45m x 2.80m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned vaulted ceiling, emulsioned walls, skirting and fitted carpet. Two double fitted wardrobes with mirrored doors, built in dressing table and matching bedside tables.

EN SUITE

PVCu frosted glazed window to the side with a fitted roller blind and finished with emulsioned ceiling, central light fitting, extractor, emulsioned walls, shaver point and light, wall mounted mirror, skirting and fitted carpet. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, storage below and vanity shelf, walk in shower with sliding glazed door and plumbed shower with ceramic tiles to all splash back areas.

BEDROOM 2 (8' 8" x 9' 8") or (2.65m x 2.95m)

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

BEDROOM 3 (8' 2" x 7' 10") or (2.50m x 2.40m)

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

INTEGRAL GARAGE

Up and over door, light and power.


OUTSIDE

Enclosed rear garden laid to small patio with lawn and perimeter bedding, mature trees and shrubs. Side access back to the front of the property.

Open aspect front garden laid to lawn with rockery and chipped stone and a tarmac driveway for off road parking.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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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