

Payton
Jewell
Caines



Rhodfa Mes, Broadlands, Bridgend. CF31
5BF

£440,000

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JEWELL
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CF31 5BF

Impressive five bedroom detached house comprising entrance hall, w.c., study, lounge, open plan and extended kitchen / dining / living room, utility room. Five bedrooms, EN-SUITE and family bathroom. Double garage. Driveway. Enclosed rear garden. Must be viewed. SOLD WITH NO ONWARD CHAIN.

£440,000 - Freehold

- Five bedroom detached house
- FANTASTIC KITCHEN EXTENSION TO THE REAR
- Double garage with EV charger
- Wood burning stove in the lounge
- NO ONWARD CHAIN
- EPC - C / Council tax - E



DESCRIPTION

Impressive five bedroom detached house comprising entrance hall, w.c., study, lounge, open plan and extended kitchen / dining / living room, utility room. Five bedrooms, en-suites and family bathroom. Double garage. Driveway. Enclosed rear garden. Must be viewed.

Located within the sought after Broadlands development and within easy walking distance of Maes Yr Haul, Llangewydd and Cefn Glas primary schools as well as Bryntirion Comprehensive. Within the centre of Broadlands is a Tesco Express, cafes, food outlets, pharmacy and dental surgery.

Key Features

FREEHOLD

Extension to the rear creating large kitchen / dining / living room

Large loft conversion

Sought after cul-de-sac within Broadlands

NO ONWARD CHAIN

ENTRANCE

Access via part frosted glazed composite door into the entrance hall finished with emulsioned and coved ceiling, spot lights, emulsioned walls, skirting and wood effect ceramic floor. Staircase to first floor. Fitted storage under the stairs.

CLOAKROOM/W.C

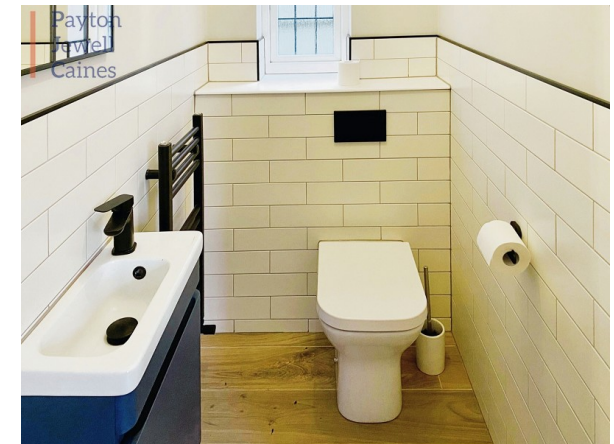
PVCu frosted glazed window to the side, emulsioned ceiling and walls with half height ceramic tiles, wall mounted heated towel rail and a continuation of the hallway flooring. Two piece suite in white comprising low level w.c and wash hand basin with mixer tap and storage below.

STUDY (10' 2" x 10' 2") or (3.10m x 3.10m)

L shaped. Dual aspect natural light via PVCu double glazed window to the front with fitted Venetian blind and to the rear with fitted roller blind. Access to loft storage, emulsioned and coved ceiling, emulsioned walls, wall mounted fuse box, skirting and fitted carpet. Skimmed and coved ceiling.

LOUNGE (17' 7" x 11' 4") or (5.35m x 3.45m)

Overlooking the front via PVCu double glazed bay window with fitted Venetian blinds and finished with skimmed and coved ceiling, central light fitting, wall lights to remain, emulsioned walls, skirting and fitted carpet. Recessed wood burning stove with slate hearth and timber mantel. Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Wall light facility. Recessed wood burning stove with hearth and timber mantel.



KITCHEN (14' 9" x 11' 10") or (4.50m x 3.60m)

Overlooking the rear via two PVCu double glazed windows finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, wall mounted modern vertical radiator, skirting and wood effect tiled floor. A range of low level and wall mounted units in french navy with rose gold handles and a marble roll top work surface with splash back plinth. Inset one and a half basin sink with swan neck tap and moulded drainer. Integrated five ring gas hob with overhead extractor hood and glass splash back. Integrated appliances to include double oven and dishwasher. Space for American style fridge/freezer (to remain). Under stair storage cupboard. SONOS speaker system and large arch way through to dining/living space.

UTILITY ROOM (6' 8" x 5' 9") or (2.04m x 1.74m)

Frosted glazed door leading to the side, emulsioned ceiling and walls, skirting and ceramic tiled flooring. Matching low level and wall mounted kitchen units with a marble work surface, inset sink with mixer tap and drainer. Plumbing for automatic washing machine and space for tumble dryer.

DINING ROOM/SITTING ROOM (24' 3" max x 10' 10" max) or (7.40m max x 3.30m max)

The dining space is finished with emulsioned ceiling and walls, central light pendant, wall mounted feature modern radiator, matching fitted under counter kitchen storage with an oak work surface, skirting and ceramic tiled flooring.

The living space offers dual aspect natural light via three aluminium casement windows to the rear and an aluminium casement bi-folding door leading out to the patio area, double glazed ceiling lantern, emulsioned ceiling with recessed LED spot lights, emulsioned walls, radiator, skirting and ceramic tiled flooring.

LANDING

Via stairs with fitted carpet and wooden balustrade. All doors leading off including a door to fitted storage cupboard. Stairs leading to the second floor with fitted carpet.

FAMILY BATHROOM (5' 6" x 6' 8") or (1.67m x 2.02m)

PVCu frosted glazed window to the side, emulsioned ceiling and walls, half height ceramic tiles to the wall and laminate flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap. Radiator and shaver point.

BEDROOM 1 (11' 8" x 10' 6") or (3.55m x 3.20m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted wardrobes with sliding glass doors. Door to ensuite.

EN SUITE

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles, wall mounted heated chrome towel rail and ceramic tiled floor. Three piece suite comprising low level w.c, wash hand basin with chrome mixer tap, vanity shelf and storage below. separate shower cubicle housing a plumbed shower with rainwater head and shower attachment.



BEDROOM 2 (12' 2" x 9' 0") or (3.70m x 2.75m)

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

BEDROOM 3 (9' 4" x 9' 0") or (2.85m x 2.75m)

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

BEDROOM 4 (6' 2" x 8' 7") or (1.88m x 2.62m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

STAIRCASE

Fitted carpet. Spindled balustrade. Velux window to front of property. Door into:

SECOND FLOOR LANDING

Via stairs with fitted carpet.

BEDROOM 5 (22' 0" x 9' 10") or (6.70m x 3.0m)

Double glazed velux skylights to the front and to the rear and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Plenty of access into the eaves storage, space for wall mounted television with aerial power socket and recess for television boxes. EnviroVent Positive Input Ventilation system.

OUTSIDE

Open aspect front garden laid to lawn.

Enclosed rear garden laid to Indian sandstone patio and grass with side gated access back to the front.

GARAGE

Double garage with two up and over doors, external EV charger, driveway suitable for parking four cars.

NOTE

All blinds, light fittings and wardrobes where fitted to remain.


DIRECTIONS

On entering Broadlands from Bryntirion Hill, taking the left turn at the traffic lights, follow to the roundabout. Take the right turn and continue along to next roundabout. Take second exit, then first right into Rhodfa Mes where the property can be found.

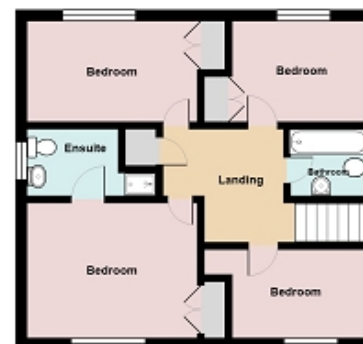


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	76	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk