

Payton  
Jewell  
Caines



Lowland Close, Broadlands, Bridgend . CF31  
5BU

£420,000

**PJC** PAYTON  
JEWELL  
CAINES

## Lowland Close, Broadlands, Bridgend . CF31 5BU

Five bedroom DETACHED family home comprising entrance hall, TWO RECEPTION ROOMS, kitchen, five bedrooms, TWO ENSUITE's plus family bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Offered with no ongoing chain.

**£420,000 - Freehold**

- Five bedroom detached house
- Two reception rooms
- Two ensuite's plus family bathroom
- Enclosed south facing rear garden
- Off road parking/ Garage
- No ongoing chain/ EPC - C / Council tax band - F



## DESCRIPTION

Introducing this five bedroom detached family home situated in the popular residential development of Broadlands which is well served with shops, school, takeaways, public houses and dental surgery. Good road access into Bridgend Town Centre and Porthcawl coastal area.

This generous property is set over three levels and benefits from two reception rooms and kitchen to the ground floor, three bedrooms (one with ensuite) and family bathroom to the first floor and two bedrooms (one with ensuite and dressing area) to the second floor. The property has an enclosed south rear garden, off road parking and garage. Early viewing highly recommended to fully appreciate the accommodation on offer.

### Key Features

FREEHOLD

SOUTH facing rear garden

2 En-suites

Master bedroom with dressing room and en-suite

NO ONWARD CHAIN

## ENTRANCE

Via frosted glazed composite door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling and emulsioned walls, radiator, Karndean flooring and carpeted stairs leading to the first floor. Doors leading to the kitchen, reception 2 and lounge. Door leading to under stairs storage.

## RECEPTION 2 (12' 10" x 9' 10") or (3.90m x 3.00m)

Emulsioned and coved ceiling, emulsioned walls, a continuation of the Karndean flooring, radiator and PVCu double glazed window to the front of the property with fitted blinds.

## DOWNSTAIRS W.C. (4' 11" x 4' 3") or (1.50m x 1.30m)

Emulsioned ceiling and walls, radiator, PVCu frosted window to the rear of the property and Karndean flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap and mosaic tiled splash back.

## RECEPTION 1/LOUNGE (15' 1" x 15' 1") or (4.60m x 4.60m)

Overlooking the rear of the property via French doors with glazed side panels leading out to the rear garden, PVCu window to the side elevation, emulsioned and coved ceiling, emulsioned walls with papered feature wall, split face tiled feature wall with a slate hearth and log burner, radiator and a continuation of the Karndean flooring.

## KITCHEN (14' 9" x 10' 6") or (4.50m x 3.20m)

Overlooking the front via PVCu window with blinds to remain, PVCu glazed door leading to the rear, emulsioned and coved ceiling, spot lights, emulsioned walls, tall modern anthracite radiator, continuation of the Karndean flooring. A range of wall and base units with granite work surface housing a sunken Blanco sink with stainless steel mixer tap and granite drainer. Built in Bosch oven with five ring gas hob with stainless steel and glass extractor hood. Space for washing machine and dishwasher. Space for American style fridge/freezer.



## FIRST FLOOR LANDING

Via stairs with fitted carpet, hand rail and spindle balustrade. Emulsioned ceiling and walls, PVCu window overlooking the front of the property with blinds to remain, radiator, doors leading to cupboard housing boiler, three bedrooms and family bathroom.

### BEDROOM 2 (12' 2" x 12' 10") or (3.70m x 3.90m)

Emulsioned and coved ceiling and walls, two PVCu windows overlooking the front of the property with blinds to remain, radiator and fitted carpet. Door leading into ensuite. Double fitted wardrobe.

### EN-SUITE (5' 7" x 4' 11") or (1.70m x 1.50m)

Emulsioned ceiling, spot lights, extractor, stainless steel towel radiator, shaver point, frosted PVCu window overlooking the side of the property, built in mirror, tiled walls and tiled wood effect grey flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shower cubicle with stainless steel power shower and glazed pivot door.

### BEDROOM 3 (10' 6" x 14' 9") or (3.20m x 4.50m)

Measurements to the face of the fitted wardrobes. Emulsioned and coved ceiling, two PVCu windows overlooking the rear of the property with blinds to remain, emulsioned walls with papered feature wall, two radiators, two sets of built in wardrobes and fitted carpet.

### BEDROOM 4 (9' 6" x 7' 3") or (2.90m x 2.20m)

Emulsioned ceiling and walls, PVCu glazed window overlooking the rear of the property, radiator and fitted carpet.

## FAMILY BATHROOM

Emulsioned ceiling, spot lights, extractor, part tiled/part emulsioned walls, shaver point, PVCu frosted glazed window overlooking the front of the property with blinds to remain, radiator and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and hand held shower attachment.

## SECOND FLOOR LANDING

Via stairs. Storage cupboard. Doors to two further bedrooms.

### BEDROOM 1 (12' 10" max x 13' 1" max) or (3.90m max x 4.0m max)

Emulsioned ceiling, emulsioned walls with feature papered wall, two radiators, PVCu window overlooking the front and fitted carpet. Opening into dressing area.

### DRESSING AREA (6' 3" max x 9' 10" max) or (1.90m max x 3.0m max)

Emulsioned ceiling and walls, Velux window to the side of the property, fitted wardrobes, radiator and fitted carpet. Door into Ensuite.



### EN-SUITE (6' 3" x 9' 2") or (1.90m x 2.80m)

Emulsioned ceiling, spot lights, extractor, tiled walls, shaver point, storage cupboards, stainless steel towel radiator, PVCu frosted glazed window to the rear of the property and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shower cubicle with pivot door and stainless steel power shower.

### BEDROOM 5 (13' 9" x 9' 2") or (4.20m x 2.80m)

Emulsioned ceiling and walls, feature papered wall, access into attic, Velux window overlooking the rear of the property, PVCu window overlooking the front of the property with blinds to remain, radiator and fitted carpet.

### OUTSIDE

Enclosed rear garden mainly laid to lawn with patio ideal for garden furniture. Steps from the patio lead to the driveway located at the side of the property.

At the front of the property there is a gate leading to off road parking to the side of the property with gravel border.


### DETACHED GARAGE

Traditional up and over door. Power and Light.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

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



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)