

Payton  
Jewell  
Caines



Dol Nant Dderwen, Broadlands, Bridgend.  
CF31 5AA

£290,000

**PJC** PAYTON  
JEWELL  
CAINES



## Dol Nant Dderwen, Broadlands, Bridgend. CF31 5AA

Modern three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, three bedrooms, family bathroom, single GARAGE, enclosed rear garden and DRIVEWAY PARKING. NO ONWARD CHAIN!

**£290,000 - Freehold**

- Modern three bedroom detached house
- Sought after development of Broadlands
- Open plan kitchen/diner
- Gas fired combination boiler
- Walking distance of Maes Yr Haul primary school
- Sold with no onward chain
- EPC -C / Council tax - D





## DESCRIPTION

Introducing this modern three bedroom detached house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, three bedrooms, family bathroom, single garage, enclosed rear garden and driveway parking. NO ONWARD CHAIN!

### Key features

FREEHOLD

Single garage to the side with driveway parking

Gas fired Worcester combination boiler

Walking distance of Maes Yr Haul primary school and shops

No onward chain

## ENTRANCE

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

## ENTRANCE HALL

Coved ceiling, emulsioned walls with half height feature dado rail, skirting and wood laminate flooring. Doorway through to the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front and finished with emulsioned walls, skirting, radiator, fitted carpet and wall mounted fuse box. Two piece suite comprising w.c. and wall mounted wash hand basin.

## RECEPTION 1/LOUNGE (15' 1" x 14' 9" max) or (4.60m x 4.50m max)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and radiator below and finished with a coved ceiling, emulsioned walls, skirting and a continuation of the wood effect floor. Doorway through to the kitchen/diner.

## KITCHEN/DINER (14' 9" x 10' 2") or (4.50m x 3.10m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and PVCu double glazed French doors. The kitchen is arranged with low level and wall mounted units with complementary roll top work surface housing an inset sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine and space for further under counter appliance and high level fridge/freezer. Built in breakfast bar. The dining area is finished with a coved ceiling, emulsioned walls, skirting and wooden floor. Ample space for dining table and chairs.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property and two fitted storage cupboards.

## BATHROOM

PVCu frosted glazed window to the front with a fitted roller blind and finished with emulsioned walls, skirting, radiator and vinyl flooring. Wall mounted extractor and shaver point. Three piece suite comprising w.c. wash hand basin and bath with over bath plumbed shower and ceramic tiles to all splash back areas.



### **BEDROOM 1 (8' 2" x 12' 4") or (2.50m x 3.75m)**

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

### **BEDROOM 2 (8' 6" x 11' 4") or (2.60m x 3.45m)**

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, skirting and fitted carpet.

### **BEDROOM 3 (9' 2" x 6' 7") or (2.80m x 2.00m)**

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

### **OUTSIDE**


The rear garden is enclosed by closed board fence with perimeter matures shrubs and trees, laid to patio and lawn with a rear courtesy door into the single garage which has open eaves and traditional up and over door and wall mounted gas fired combination boiler.

Open aspect front garden laid to lawn with tarmacadam driveway for off road parking.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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.



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