

Payton
Jewell
Caines



Coed Dderw, Broadlands, Bridgend. CF31
5HA

£450,000

PJC PAYTON
JEWELL
CAINES

Coed Dderw, Broadlands, Bridgend. CF31 5HA

Well presented five bedroom detached house.
Entrance hall. Cloaks/wc. Lounge and separate dining/
family room. Cherrywood fitted kitchen/breakfast
room/conservatory. Dressing area & ensuite to master
bedroom. Family bathroom. Enclosed rear garden.
Garage and off road parking. Viewing recommended.

£450,000 - Freehold

- Five bedroom detached house
- Cherrywood fitted kitchen/conservatory
- Two reception rooms
- Ensuite/Dressing Area to Master Bedroom
- Well presented throughout, Council tax - F
- Enclosed rear garden/Garage/EPC-C



DESCRIPTION

Introducing a most attractive five bedroom detached house which offers over 1,800sqft of family accommodation. Situated within the popular development of Broadlands which is well served with takeaways, shops, dental surgery, school & restaurants. Good road access to Bridgend Town Centre and Porthcawl Coastal area. Early viewing is highly recommended to appreciate this family home.

ENTRANCE

Access via part double glazed front door through to good size entrance hall.

ENTRANCE HALL

Coved ceiling. Staircase leading to upper floor. Radiator. Quickstep wood effect flooring. Door into garage.

CLOAKROOM/W.C

Vent. White suite comprising Porcelanosa low level wc and pedestal with ceramic tiles behind. Radiator. Ceramic floor tiling.

LOUNGE (11' 8" x 16' 7") or (3.56m x 5.06m)

Coved ceiling. PVCu double glazed box bay window overlooking front. Two radiators. Telephone point. TV aerial. Quickstep wood effect flooring.

RECEPTION 2 (11' 8" x 9' 11") or (3.56m x 3.02m)

PVCu double glazed French doors giving access to rear patio. Radiator. TV aerial. Quickstep wood effect flooring.

KITCHEN/BREAKFAST ROOM (16' 2" x 13' 9") or (4.94m x 4.20m)

Ceiling recess with spotlights. PVCu double glazed windows and French doors giving access out onto rear garden. Sigma3 Cherrywood fitted kitchen with a range of wall and base units. One of the cupboards houses the central heating boiler. Stainless steel one and a half bowl inset sink with mixer tap. Roll edge coordinating worktop with matching splashback. Integrated Smeg double fridge. Double built in electric oven and grill with five ring gas hob, stainless steel canopy and black high gloss glass splashbacks. Controls for central heating. Integrated Smeg dishwasher. Integrated washing machine. Radiator. Ceramic high gloss floor tiling.

FIRST FLOOR LANDING

PVCu double glazed window to front with radiator beneath. Storage cupboard housing the hot water cylinder. Radiator. Fitted carpet.

MASTER BEDROOM (14' 1" x 11' 11") or (4.29m x 3.62m)

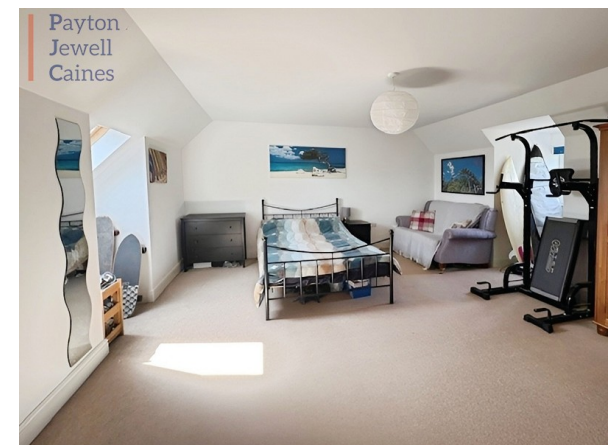
PVCu double glazed window overlooking front. Two radiators. Fitted carpet.

DRESSING AREA (8' 8" x 3' 11") or (2.64m x 1.20m)

Shelving and hanging facilities in two double fitted wardrobes. Fitted carpet.

EN SUITE (5' 10" x 8' 1") or (1.79m x 2.47m)

Vent. PVCu double glazed window to rear. Three piece suite in white comprising shower cubicle, pedestal and Porcelanosa low level wc. Ceramic tiles to splashback area. Shaver point. Heated towel rail. Ceramic floor tiling.



BEDROOM 2 (16' 6" x 9' 4") or (5.02m x 2.84m)

PVCu double glazed window overlooking front. Radiator. Fitted carpet.

BEDROOM 5 (9' 5" x 7' 9") or (2.86m x 2.35m)

PVCu double glazed window overlooking rear. Radiator. Fitted carpet.

FAMILY BATHROOM (7' 3" x 10' 2") or (2.22m x 3.10m)

Centre light and vent. PVCu double glazed window to rear. Four piece suite in white comprising double shower cubicle, pedestal, Porcelanosa low level wc and bath with mixer tap shower head. Ceramic tiling from floor half way round and fully tiled to shower cubicle. Shaver point. Radiator. Ceramic floor tiling.

SECOND FLOOR LANDING

Carpeted staircase leading to the second floor and doors leading to bedroom 3 and 4.

BEDROOM 4 (15' 6" x 9' 5") or (4.73m x 2.87m)

Loft access. PVCu double glazed window to front. Velux double glazed window to rear. Radiator. Fitted carpet.

BEDROOM 3 (15' 4" x 15' 6") or (4.68m x 4.73m)

PVCu double glazed window to front. Loft access and eaves storage. Velux double glazed window to rear. Radiator. Fitted carpet.

OUTSIDE

Front access over block paved drive leading to tarmacadam driveway offering parking for three cars. Garage with up and over door, power and light. Side pathway from front leading to rear. Enclosed south facing rear garden on two levels, laid to generous lawn, patio and raised flower borders. To the rear is a paved area for childrens play area.

DIRECTIONS

Enter Broadlands from the A48 and take a right turning at the roundabout (third exit). Take the first right and then the next right into Coed Dderw where the property can be found.


NOTE

We have been informed that the property is held freehold however we have not inspected the title deeds.

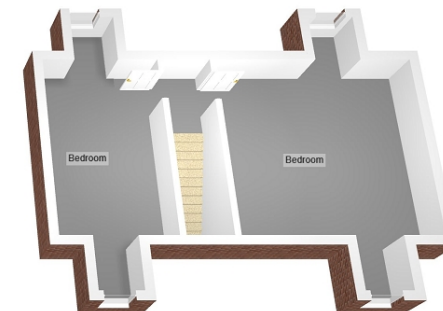
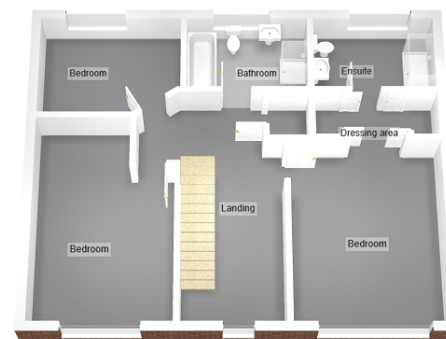
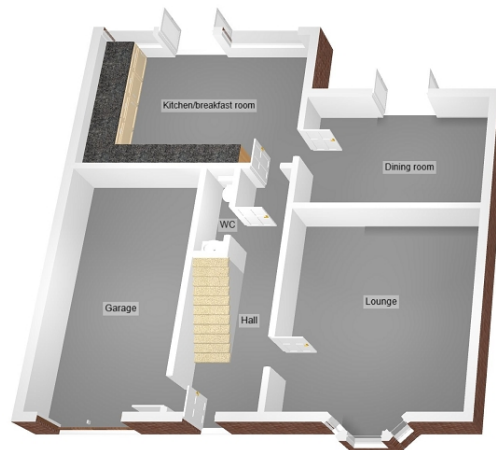


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	80	
(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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