



Payton  
Jewell  
Caines

Ffordd Candleston, Broadlands, Bridgend.  
CF31 5DU

£295,000

**PJC** PAYTON  
JEWELL  
CAINES



## Ffordd Candleston, Broadlands, Bridgend. CF31 5DU

Well presented three bedroom DETACHED house comprising entrance porch, lounge, downstairs w.c. kitchen, dining room, EN SUITE to master bedroom, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing recommended.

**£295,000 - Freehold**

- Three bedroom detached house
- Lounge and dining room
- Downstairs w.c. / bathroom / en suite
- Enclosed rear garden
- Integral garage
- EPC - C / Council tax - D





## DESCRIPTION

Introducing this well presented three bedroom DETACHED house comprising entrance porch, lounge, downstairs w.c. kitchen, dining room, EN SUITE to master bedroom, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing recommended.

Broadlands is a highly sought after location benefiting from a central commercial hub offering a Tesco Express, many food outlets, a family friendly public house, children's nursery and Maes Yr Haul Primary School. There are local bus routes serving the area and the position of this property is ideal for walking distance to Newbridge Fields, Brynteg secondary school and to Bridgend Town Centre.

## ENTRANCE

Via wooden door with glass panel into the entrance porch.

## ENTRANCE PORCH

Emulsioned and coved ceiling, emulsioned walls, wooden engineered flooring, radiator and doors leading to the kitchen, lounge, dining room and downstairs w.c. and a further door leading to storage cupboard. Carpeted stairs leading to the first floor.

## KITCHEN (11' 2" max x 10' 6" max) or (3.40m max x 3.20m max)

Emulsioned ceiling with spot lights, emulsioned walls, radiator, glazed door leading to the side of the property and tiling to the splash back areas. A range of matching base and wall units with complementary work surfaces housing a stainless steel one and half sink drainer with stainless steel mixer tap. Neff four ring gas hob and oven with overhead extractor. Space for fridge/freezer, washing machine and tumble dryer, shelving and down lights to one plinth. PVCu double glazed window to the front of the property with shelving either side and vinyl flooring in wood effect.

## LOUNGE (11' 2" x 11' 2") or (3.40m x 3.40m)

Emulsioned and coved ceiling, emulsioned walls with feature papered wall, two centre lights, fitted carpet, two radiators, PVCu window overlooking the rear of the property and PVCu French doors.

## DINING ROOM (10' 10" max x 8' 10") or (3.30m max x 2.70m)

Emulsioned and coved ceiling, emulsioned walls with one feature papered wall, PVCu bay window to the rear of the property, radiator and fitted carpet.

## DOWNSTAIRS W.C. (4' 11" x 3' 7") or (1.50m x 1.10m)

Emulsioned and coved ceiling, emulsioned walls, vinyl flooring in wood effect, radiator and PVCu frosted double glazed window to the side of the property. Two piece suite comprising low level w.c. and pedestal wash hand basin with stainless steel tap with tiling to the splash back and mirror.

## LANDING

Via stairs with fitted carpet with spindle balustrade and handrail. Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front of the property. Doors leading to three bedrooms, bathroom and airing cupboard.



### **BEDROOM 1 (14' 5" x 9' 2") or (4.40m x 2.80m)**

Emulsioned ceiling, emulsioned walls with one papered wall, PVCu window to the front of the property and fitted carpet. Vanity space. Door leading to the en suite.

### **EN SUITE (8' 10" max x 4' 11" max) or (2.70m max x 1.50m max)**

Emulsioned and coved ceiling, emulsioned walls with tiling to the splash backs, spot lights, radiator, fitted carpet and PVCu frosted window with fitted blinds. Three piece suite comprising vanity unit with w.c. and porcelain wash hand basin with mixer tap and shower cubicle with bi-fold door. Light and mirror with shaver socket.

### **BEDROOM 2 (9' 10" x 8' 6") or (3.0m x 2.60m)**

Measurements are to the wardrobes. Emulsioned ceiling and walls, feature papered wall, fitted carpet, radiator, PVCu double glazed window to the rear of the property with fitted blind. Fitted double wardrobes and wardrobes to either side of the bed and above.

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

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

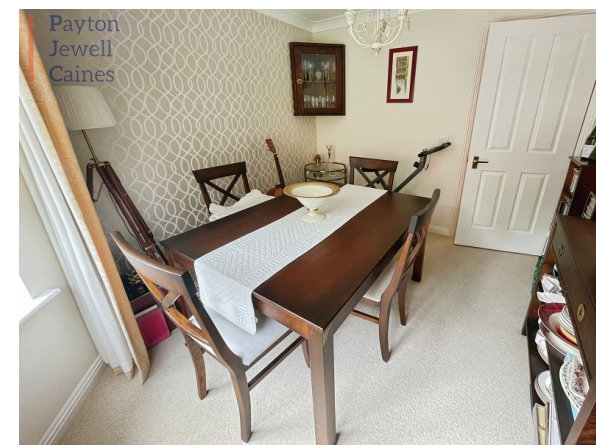
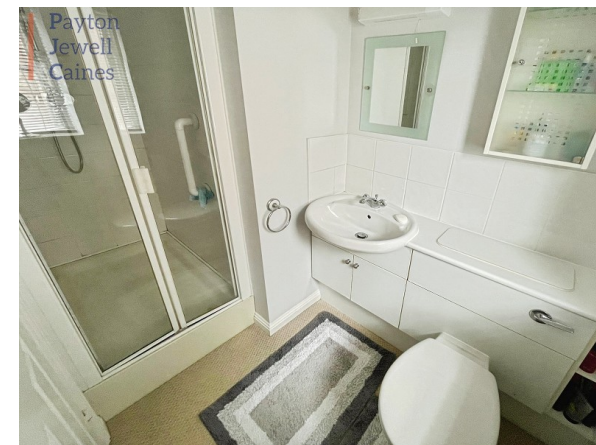
### **BATHROOM (6' 7" x 6' 11") or (2.00m x 2.10m)**

Emulsioned ceiling and walls, spot lights, extractor, vinyl flooring in tile effect, tiling to the splash backs, PVCu frosted double glazed window to the rear of the property and towel rail radiator. Three piece suite comprising bath with stainless steel mixer tap and hand attachment and shower above with stainless steel curtain rail, pedestal wash hand basin and shelf above and low level w.c.

### **OUTSIDE**

Driveway to the front of the property with access to the garage, laid to chipping's and paved path and steps leading to the external porch with lighting. Planters and paved pathway to the side of the property with steps leading to a wooden gate.


The rear garden is enclosed by wooden fencing, laid to patio and Astroturf with composite decked area, area of decorative stone ideal for garden furniture and raised bunker to the rear of the garden.



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>		87
(69-80) <b>C</b>	75	
(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)