



Banc Gelli Las, Broadlands, Bridgend  
County. CF31 5DH

£170,000



## Banc Gelli Las, Broadlands, Bridgend County. CF31 5DH

Two bedroom mid terraced house situated in a popular cul-de-sac in the sought after location of Broadlands. The property comprises entrance hall, lounge, kitchen, utility, bathroom, enclosed and private rear garden and two parking spaces. Ideal first time purchase.

**£170,000 - Freehold**

- Two bedroom mid terraced house
- Ideal first time purchase
- Kitchen and utility
- Enclosed and private rear garden
- Two parking spaces to the front
- EPC - C / Council tax - C





## DESCRIPTION

Introducing this two bedroom mid terraced house located in a popular cul-de-sac in the sought after area of Broadlands to the West of Bridgend and boasts a family friendly pub, plenty of food outlets and is within easy access of the A48, Bridgend town centre, Maes Yr Haul Primary School and Bryntirion Comprehensive School.

## ENTRANCE

Via part glazed and frosted PVCu double glazed door into the entrance hall.

## ENTRANCE HALL

Textured and coved ceiling with pendant light, plastered and emulsioned walls, skirting, radiator, laminate flooring in wood effect and wall mounted electric consumer box. Doors leading to the utility, kitchen and lounge and stairs leading to the first floor.

## UTILITY (6' 3" x 2' 6") or (1.90m x 0.76m)

Plumbing is in place to convert to a downstairs w.c. Textured and coved ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Pedestal wash hand basin with bronze taps and wall mounted mirror. Plumbing for washing machine (to remain if required), wall mounted radiator and frosted PVCu double glazed window overlooking the front of the property.

## KITCHEN (8' 7" x 6' 3") or (2.62m x 1.91m)

Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for freestanding fridge/freezer (to remain if required) space for dishwasher, integral electric oven, four ring gas hob with overhead extractor fan and wall mounted gas combination boiler. PVCu double glazed window overlooking the front of the property.

## LOUNGE (13' 7" x 12' 3") or (4.14m x 3.73m)

Textured and coved ceiling with pendant light, plastered and emulsioned walls, skirting and continuation of the laminate flooring. Doorway leading to a large under stairs storage cupboard, aluminium framed double glazed sliding doors leading out to the rear garden and PVCu double glazed window overlooking the rear garden. Two wall mounted radiators.

## LANDING

Stairs leading to the first floor with fitted carpet, spindle balustrade and handrail. Textured ceiling with centre pendant light and access to the loft, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms, family bathroom and airing cupboard housing the hot water tank with shelving.

## FAMILY BATHROOM (6' 5" x 6' 5") or (1.95m x 1.95m)

Textured ceiling with centre light, extractor fan, plastered and emulsioned walls with half height tiling to the splash back areas, skirting and laminate flooring in tile effect. Three piece suite comprising pedestal wash hand basin with chrome tap, low level w.c. and bath with chrome tap and overhead electric shower with folding glass screen. Wall mounted radiator, PVCu frosted double glazed window overlooking the rear of the property and wall mounted shaver point.



## **BEDROOM 2 (10' 8" x 6' 10") or (3.26m x 2.09m)**

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

## **BEDROOM 1 (10' 5" x 10' 2") or (3.17m x 3.10m)**

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, built in double storage cupboard with hanging rails and shelving. Wall mounted radiator and PVCu double glazed window overlooking the front of the property.

## **OUTSIDE**


Off road parking to the front of the property for two vehicles side by side. Area of decorative stone and patio area with overhead canopy to the front door.

Good sized enclosed and private rear garden laid to patio with stepping stones leading to an area with plants and shrubbery leading and a further patio to the rear. Rear gate leading back to the front of the property.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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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