

Payton
Jewell
Caines



Bro Dirion, Broadlands, Bridgend County.
CF31 5AB

£365,000

PJC PAYTON
JEWELL
CAINES

Bro Dirion, Broadlands, Bridgend County. CF31 5AB

Well presented four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen, utility, downstairs w.c. and second reception room to the ground floor and four bedrooms and family bathroom and en suite to the first floor. Enclosed rear garden and off road parking for 3/4 vehicles.

£365,000 - Freehold

- Four bedroom detached house
- Well presented throughout
- Two reception rooms
- Fitted wardrobes to two bedrooms
- Downstairs w.c. family bathroom and en suite
- Good sized enclosed rear garden
- EPC - C / Council tax - E



DESCRIPTION

Introducing this well presented four bedroom detached house benefiting from two reception rooms, kitchen, dining room, utility, downstairs w.c. en suite to bedroom one, family bathroom, enclosed rear garden and driveway parking to the front. Viewing highly recommended to fully appreciate all this property has to offer.

The property is located on the sought after development of Broadlands with good access to the A48 and walking distance of local amenities that Broadlands has to offer including Maes Yr Haul Primary School, Tesco Express, Eateries, Bars, Salon, Pharmacies and family friendly pub.

ENTRANCE

Via part glazed and frosted composite door into the entrance hall.

ENTRANCE HALL

Textured and coved ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls, skirting, wall mounted electric consumer box and laminate flooring in wood effect. Door leading into reception 2/garage conversion, stairs leading to the first floor and door leading into the lounge.

RECEPTION 2/CONVERTED GARAGE (12' 2" x 8' 11") or (3.72m x 2.73m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu double glazed window overlooking the front of the property.

LOUNGE (16' 1" max x 10' 8" max) or (4.89m max x 3.26m max)

Textured and coved ceiling with centre pendant, plastered and emulsioned walls, skirting and a continuation of the laminate flooring in wood effect. Feature fireplace with stone mantle and hearth housing an electric fire. PVCu double glazed box bay window overlooking the front of the property and radiator. Built in under stairs storage cupboard and arch opening into the dining room.

DINING ROOM (9' 7" max x 8' 11" max) or (2.91m max x 2.72m max)

Textured and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, continuation of the laminate flooring. Space for good size extending dining table and chairs, PVCu double glazed French doors leading out to the rear garden and radiator. Door leading into the kitchen.

KITCHEN (10' 11" x 8' 11") or (3.34m x 2.71m)

Textured ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and fitted vinyl tiled flooring. A range of base and wall units in shaker style grey with complementary roll top laminate work surfaces. Integrated dish washer, pull out large larder cupboard, inset one and half resin sink with chrome mixer tap, integrated electric oven with five ring gas hob and overhead chrome extractor fan. Wall mounted extractor fan, alcove housing a freestanding fridge/freezer, PVCu double glazed window overlooking the rear of the property, part glazed wood door leading to the utility and door to the downstairs w.c.



UTILITY (8' 10" x 5' 0") or (2.68m x 1.52m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, continuation of the vinyl tiled flooring. A range of base and wall units in slab wood effect with complementary roll top work surface housing an inset one and half stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer and further appliances. Wall mounted gas boiler. Part glazed door leading out to the side of the property and door leading to the downstairs w.c.

DOWNSTAIRS W.C. (2' 10" max x 5' 5" max) or (0.86m max x 1.66m max)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, continuation of the vinyl tiled flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome taps and tiling to the splash back areas. Wall mounted chrome towel radiator and frosted PVCu double glazed window overlooking the rear of the property.

LANDING

Carpeted stairs leading to the first floor with handrail. Textured ceiling with centre pendant light, smoke alarm, access to the loft via drop down ladder which is partially boarded with lighting. Plastered and emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to four bedrooms, family bathroom and airing cupboard housing the hot water tank and shelving.

BEDROOM 3 (10' 10" max x 10' 10" max) or (3.31m max x 3.31m max)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, vinyl flooring in grey wood effect, PVCu double glazed window overlooking the front of the property and radiator.

BEDROOM 2 (9' 7" x 7' 9") or (2.93m x 2.35m)

Textured ceiling with centre pendant light, plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring in wood effect. Built in double storage cupboard with hanging rails and shelving. PVCu double glazed window overlooking the rear of the property and radiator.

FAMILY BATHROOM (6' 9" max x 6' 5" max) or (2.06m max x 1.96m max)

Textured ceiling with centre light and extractor fan, half tiled /half emulsioned walls with full height tiles to the wall in white gloss with centre strip around the bath area, vinyl flooring in tile effect. Three piece suite comprising bath with chrome mixer taps, overhead electric shower and shower curtain, low level w.c. and pedestal sink with chrome mixer taps. Chrome wall mounted radiator, frosted PVCu double glazed window overlooking the rear of the property and extractor fan.

BEDROOM 4 (9' 0" x 7' 9") or (2.75m x 2.37m)

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

MASTER BEDROOM (14' 11" x 9' 7") or (4.54m x 2.91m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, PVCu double glazed window overlooking the front of the property and radiator. Door leading to a walk in wardrobe.



WALK-IN WARDROBE (6' 8" x 5' 5") or (2.03m x 1.66m)

Textured ceiling with pendant light, built in hanging rails and shelving, skirting, plastered and emulsioned walls and fitted carpet.

EN SUITE (5' 10" x 5' 2") or (1.77m x 1.57m)

Textured ceiling with centre light and extractor fan, floor to ceiling tiled walls, skirting, vinyl flooring, frosted PVCu double glazed window overlooking the front of the property and towel rail radiator. Three piece suite comprising low level w.c. corner curved shower with glass sliding screen with overhead chrome mixer shower and vanity sink unit with chrome mixer tap and wall mounted mirror and mirrored cabinet.

OUTSIDE


Good sized enclosed rear garden, laid to patio with good sized area laid to lawn and further decked area, mature shrubbery with bedding and large shed to remain. Side gated leading to the front of the property, outside tap and lighting.

Block paved driveway to the front of the property for 3/4 vehicles, overhead canopy with lighting, outside double socket, car charge to remain and well maintained hedging, side access to the rear of the property.



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		
(69-80) C	72	78
(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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