



Hafod Wen, Broadlands, Bridgend County.
CF31 5EF

Offers In Excess Of
£350,000

PJC PAYTON
JEWELL
CAINES

Hafod Wen, Broadlands, Bridgend County. CF31 5EF

Modern four double bedroom detached home comprising entrance hall, wc, lounge, kitchen / diner opening to conservatory, 4 bedrooms, en-suite shower room, bathroom, west facing rear garden, integral single garage and generous parking. Must be viewed.

Offers In Excess Of £350,000 -
Freehold

- Four bedroom detached family home
- Kitchen/diner leading to generous conservatory
- Four DOUBLE bedrooms
- Ensuite to master bedroom / downstairs wc.
- Enclosed west facing low maintenance rear garden
- Integral garage/ EPC- D, Council tax band - D



DESCRIPTION

A modern four bedroom detached house located within a small cul de sac of similar style houses. Situated in the residential area of Broadlands which is well served with eateries, Takeaways, Dental Surgery and Local School. Good road access into Bridgend Town Centre and Porthcawl coastal area. Early viewing highly recommended to fully appreciate this modern home. Viewing recommended.

ENTRANCE

Via part frosted glazed composite door into the entrance hallway finished with coved ceiling, emulsioned walls, skirting and porcelain tiled floor. Staircase leading to first floor.

DOWNSTAIRS W.C.

PVCu frosted glazed window with a fitted roller blind, emulsioned walls, skirting and a continuation of the Porcelain tiles. Two piece suite in white comprising WC and wall mounted wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

LOUNGE (10' 2" x 13' 9") or (3.10m x 4.20m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, central ceiling light with ceiling rose, emulsioned walls, skirting and porcelain tiled floor. Through into the open plan kitchen/diner.

KITCHEN/DINER (26' 7" x 9' 10") or (8.10m x 3.0m)

To the kitchen:

PVCu double glazed window with a fitted roller blind overlooking the rear garden, central light fitting and porcelain tiled flooring. A range of low level and wall mounted units in a cream shaker style with quartz work surface and splash back, inset sink with mixer tap and drainer and instant hot tap. Integrated washing machine, dishwasher and Rangemaster to remain. Integrated fridge and freezer, coffee machine and microwave. Under stairs storage cupboard. Courtesy door leading into the integral single garage.

To the dining area:

Coved ceiling, emulsioned walls, skirting and porcelain tiled flooring. Feature log burner with tiled splash back and slate hearth. Two arch ways through into the conservatory.

CONSERVATORY (16' 5" x 9' 10") or (5.00m x 3.00m)

Three aspects of full height PVCu double glazing with a sloping polycarbonate roof, radiator, PVCu double glazed French doors leading out to the enclosed West facing garden and porcelain tiled flooring.

INTEGRAL GARAGE

Traditional up and over door, central fluorescent light, wall mounted glo worm micron gas fired boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Access to loft storage, two matching light fittings, PVCu double glazed window with a fitted roller blind to the front, emulsioned walls with one feature papered wall, skirting and fitted carpet. Fitted storage cupboard housing the hot water tank and additional shelving.



BEDROOM 1 (11' 2" x 9' 2") or (3.40m x 2.80m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with central light fitting and fan, emulsioned walls with two feature papered walls, skirting and fitted carpet. Two double fitted wardrobes. Door way through to ensuite shower room.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the side, ceiling mounted extractor, full height ceramic tiles to the wall, wall mounted heated towel rail and porcelain tiled floor. Three piece suite comprising WC, wash hand basin with chrome mixer tap and storage below and a large walk in shower with a plumbed shower and glazed side screen.

BEDROOM 2 (8' 6" x 11' 2") or (2.60m x 3.40m)

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

BEDROOM 3 (9' 6" x 9' 6") or (2.90m x 2.90m)

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

BEDROOM 4 (8' 6" x 10' 6") or (2.60m x 3.20m)

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

FAMILY BATHROOM

PVCu frosted glazed window to the rear, ceiling mounted extractor, emulsioned walls with half height ceramic tiles and porcelain tiled flooring. Three piece suite in white comprising WC, wash hand basin and bath with over bath plumbed shower and a side glazed screen.

OUTSIDE

Enclosed rear garden laid to patio and low maintenance chipped stone. (Hot tub available by separate negotiation). Side gated access back to the front of the property.

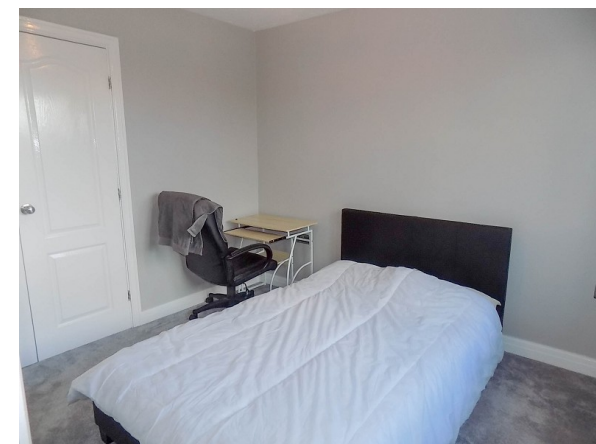
Open aspect front garden laid to chipped stone with a pathway leading to the front door with an external porch. Concrete driveway suitable for off road parking for up to three vehicles.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

DIRECTIONS

Upon entering Broadlands from the Bryntirion traffic lights take the first exit at the roundabout onto Heol Blandy. Continue on this road until you see Hafod wen on the right hand side.



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		79
(55-68) D	66	
(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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