

Payton
Jewell
Caines



Pen Llwyn, Broadlands, Bridgend. CF31 5AZ

£355,000

PJC PAYTON
JEWELL
CAINES

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Well presented five bedroom extended link detached house comprising entrance hall, lounge, open plan kitchen/diner, downstairs w.c. family bathroom, enclosed rear garden and OFF ROAD PARKING. Viewing recommended.

£355,000 - Freehold

- Five bedroom link detached house
- Kitchen / diner
- Downstairs w.c. and first floor bathroom
- Enclosed rear garden
- Off road parking to the front
- EPC - C / Council tax -



DESCRIPTION

Introducing this well presented five bedroom detached house situated within the sought after location of Broadlands. The property benefits from a kitchen/diner, downstairs w.c. enclosed rear garden and driveway parking to the front. Broadlands benefits from a central commercial hub offering a Tesco Express, food outlets, a family friendly public house, a children's nursery as well as 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 Bridgend town centre as well as good access to the M4 and A48.

ENTRANCE

Via part glazed and frosted door into the entrance hall.

ENTRANCE HALL (4' 9" x 2' 11") or (1.44m x 0.90m)

Textured ceiling with centre light, plastered and emulsioned walls, skirting and vinyl flooring and wall mounted electric consumer box. Doors leading to the downstairs w.c. and lounge.

DOWNSTAIRS W.C. (4' 9" x 3' 5") or (1.44m x 1.03m)

Textured ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and a continuation of the vinyl flooring, radiator and PVCu frosted double glazed window to the front of the property. Two piece suite comprising vanity wash hand basin with chrome mixer tap and low level w.c.

LOUNGE (15' 7" max x 14' 7" max) or (4.74m max x 4.45m max)

Textured ceiling with centre light, smoke alarm and decorative coving, plastered and emulsioned walls and skirting. Laminate flooring in wood effect, PVCu double glazed window overlooking the front of the property and radiator. Door leading to the kitchen/diner and stairs leading to the first floor.

KITCHEN/DINER (16' 7" x 13' 4") or (5.06m x 4.07m)

Plastered and emulsioned ceiling with inset spot lights, pendant lights over the breakfast bar area, plastered and emulsioned walls, skirting and tiled flooring. Ample space for dining table and chairs. A range of wall and base units in slab gloss blue with complementary square edge laminate work surface housing an inset resin sink with black mixer tap. Inset five ring gas hob with overhead black extractor fan, built in double electric ovens and integrated dishwasher. Centre Island and bi-folding PVCu double glazed doors leading out to the rear garden and anthracite grey vertical radiator. Opening into the utility area and door to under stairs storage with hanging rails and shelving.

UTILITY

Plumbing for washing machine and tumble dryer with built in work top space.

BEDROOM 4 (12' 2" x 8' 11") or (3.71m x 2.73m)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls, skirting, radiator, laminate flooring and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (16' 10" max x 8' 0" max) or (5.12m max x 2.43m max)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls, skirting, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the front of the property. Built in storage cupboard housing the gas combination boiler with space for further storage.



LANDING

Via stairs with fitted carpet, spindle balustrade and hand rail. Plastered and emulsioned ceiling with pendant light, smoke alarm, access to the loft via a drop down ladder which is partially boarded with lighting. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and built in storage cupboard over the stairs.

FAMILY BATHROOM (6' 2" x 6' 0") or (1.88m x 1.84m)

Textured ceiling with centre light and extractor fan, plastered and emulsioned walls with full height tiling to the bath and shower areas, skirting and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome taps and bath with bi-folding glass and chrome screen and overhead chrome mixer shower. Chrome towel rail radiator and PVCu frosted double glazed window overlooking the rear of the property.

BEDROOM 2 (10' 2" x 9' 2") or (3.09m x 2.79m)

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

MASTER BEDROOM (11' 1" x 9' 6") or (3.39m x 2.90m)

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

BEDROOM 5 (7' 1" x 6' 9") or (2.17m x 2.07m)

Currently used as a dressing area. Textured ceiling with centre light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu double glazed window overlooking the front of the property.

OUTSIDE

Off road parking for three vehicles to the front, steps leading to the front door and patio slab pathway leading to side access with gate leading to the rear and area of decorative stone.

Good sized enclosed low maintenance rear garden laid to grey Indian sandstone, artificial grass and steps down to a wood decked area. Space for good sized freestanding shed. Outside tap and double socket.



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		86
(69-80) C	72	
(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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