

29 Llys Eglwys, Bridgend - CF31 5DT

Bridgend

£499,995

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Introducing this well presented six bedroom detached house located on the popular Broadlands development giving easy access to Bridgend town centre, Brynteg Secondary School and within easy walking distance of all the amenities that Broadlands has to offer including Tesco express, Maes Yr Haul Primary School and many food outlets.

- Six bedroom detached house
- Open plan kitchen/diner
- Good sized rear garden
- Family bathroom and 3 en suites
- Utility
- Driveway parking and garage
- EPC - C













Entrance
Via part glazed and frosted PVCu front door into the entrance hall, doors leading to the downstairs WC, lounge and kitchen/diner.

Entrance Hall
Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, radiator, tiled flooring and door leading to under stairs storage.

Downstairs WC
1' 11" x 6' 3" (0.58m x 1.91m)
0.58m x 1.91m (1' 11" x 6' 3") Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the tiled flooring. Two piece suite comprising low level WC and wall mounted ceramic sink with chrome taps. Radiator and frosted PVCu double glazed window overlooking the front of the property.

Lounge
11' 10" x 16' 6" (3.61m x 5.03m)
3.61m x 5.03m (11' 10" x 16' 6") Textured and coved ceiling with centre light, plastered and emulsioned walls with one feature panelled wall, skirting and laminate flooring in wood effect. PVCu box bay window overlooking the front of the property and radiator.

Kitchen
10' 7" x 21' 2" (3.22m x 6.44m)
3.22m x 6.44m (10' 7" x 21' 2") L shaped room. Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the tiled flooring. A range of base and wall units with complementary roll top work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Integrated double electric oven, four ring gas hob, dishwasher and double freezer. Radiator and PVCu double glazed window overlooking the rear of the property. Double opening into the utility.

Dining Area
9' 7" x 8' 10" (2.93m x 2.70m)
2.93m x 2.70m (9' 7" x 8' 10") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, radiator and a continuation of the tiled flooring. PVCu double glazed window overlooking the side and PVCu double glazed French doors leading out to the rear garden.

Utility
6' 4" x 9' 4" (1.93m x 2.85m)
1.93m x 2.85m (6' 4" x 9' 4") Textured ceiling with centre light, plastered and emulsioned walls, skirting and tiled flooring. Plumbing for washing machine and tumble dryer, space for American style fridge/freezer. Fitted work surface with stainless steel sink and chrome taps. Wall mounted gas boiler, PVCu double glazed window to the rear and PVCu double glazed door leading out to the rear. Door leading into the garage.

Garage
Accessed from the utility room and a traditional up and over door to the front. Power and lighting.

Bedroom 1
9' 7" x 27' 3" (2.92m x 8.31m)
2.92m x 8.31m (9' 7" x 27' 3") Plastered and emulsioned ceiling with two sets of spot lights, plastered and emulsioned walls, skirting and laminate flooring in wood effect. PVCu double glazed window overlooking the front of the property and PVCu double glazed French doors leading out to the rear garden. Radiator and door leading into the en suite.

En Suite 1
9' 7" x 10' 9" (2.93m x 3.27m)
2.93m x 3.27m (9' 7" x 10' 9") Plastered and emulsioned ceiling with inset spot lights, two fully tiled walls floor to ceiling in white gloss, remainder walls are plastered and emulsioned, skirting and tiled flooring. Four piece suite comprising corner curved shower with sliding glass screen and overhead electric shower, pedestal wash hand basin with chrome taps, bath with chrome taps and low level WC. PVCu frosted double glazed window overlooking the rear, radiator and wall mounted extractor fan.

Landing
Via stairs with fitted carpet, handrail and spindle balustrade. Textured ceiling with two pendant lights, smoke alarm, loft access, plastered and emulsioned walls, skirting, radiator and fitted carpet. Doors leading to five bedrooms, family bathroom and airing cupboard housing the hot water tank and shelving.

Bedroom 4
8' 6" x 12' 7" (2.60m x 3.83m)
2.60m x 3.83m (8' 6" x 12' 7") Textured ceiling with centre spot lights, plastered and emulsioned walls, skirting and laminate flooring in wood effect. PVCu double glazed window overlooking the front and radiator.

Bedroom 6
10' 0" x 11' 1" (3.04m x 3.39m)
3.04m x 3.39m (10' 0" x 11' 1") Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring. PVCu double glazed window overlooking the rear and radiator.

Family Bathroom
5' 8" x 7' 6" (1.72m x 2.28m)
1.72m x 2.28m (5' 8" x 7' 6") Textured ceiling with centre light, extractor fan, plastered and emulsioned walls with half height tiling to the splash back areas, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps. PVCu frosted window overlooking the rear and radiator.

Bedroom 3
13' 5" x 13' 5" (4.08m x 4.10m)
4.08m x 4.10m (13' 5" x 13' 5") Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring. Three built in storage cupboards with hanging rails and shelving. Space for further freestanding wardrobe, PVCu double glazed window overlooking the front and radiator. Door leading to the en suite.

En Suite 2
5' 4" x 5' 7" (1.63m x 1.71m)
1.63m x 1.71m (5' 4" x 5' 7") 4.08m x 4.10m (13' 5" x 13' 5") measurements are to the wardrobes. Textured ceiling with centre light, extractor fan, plastered and emulsioned walls with tiling to the shower and splash back areas, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and corner shower with folding glass screen and overhead mixer shower. PVCu frosted double glazed window overlooking the front and radiator.

Bedroom 5
9' 0" x 17' 0" (2.74m x 5.18m)
2.74m max x 5.18m max (9' 0" max x 17' 0" max) Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting and laminate flooring. Radiator and PVCu double glazed window overlooking the rear.

Bedroom 2
36' 1" x 9' 7" (11.01m x 2.93m)
11.01m x 2.93m (36' 1" x 9' 7") Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls, skirting, radiator and laminate flooring in wood effect. PVCu double glazed windows to the front, side and rear. Space for dressing area and door leading into the en suite.

En Suite 3
4' 1" x 9' 9" (1.25m x 2.97m)
1.25m x 2.97m (4' 1" x 9' 9") Plastered and emulsioned ceiling with inset spot lights and extractor fan, full height tiling in white gloss to the shower enclosure and splash back areas, skirting and tiled flooring. Three piece suite comprising low level WC, vanity with ceramic wash hand basin with chrome mixer tap, corner curved shower with sliding glass screen and overhead electric shower.



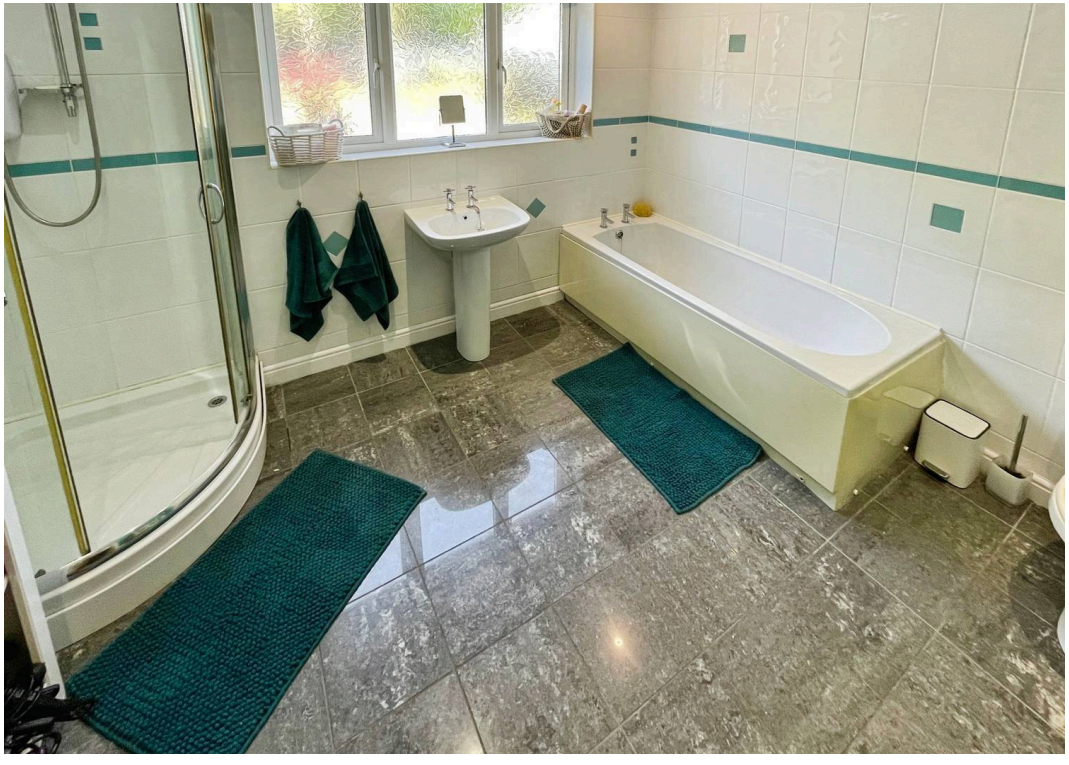


















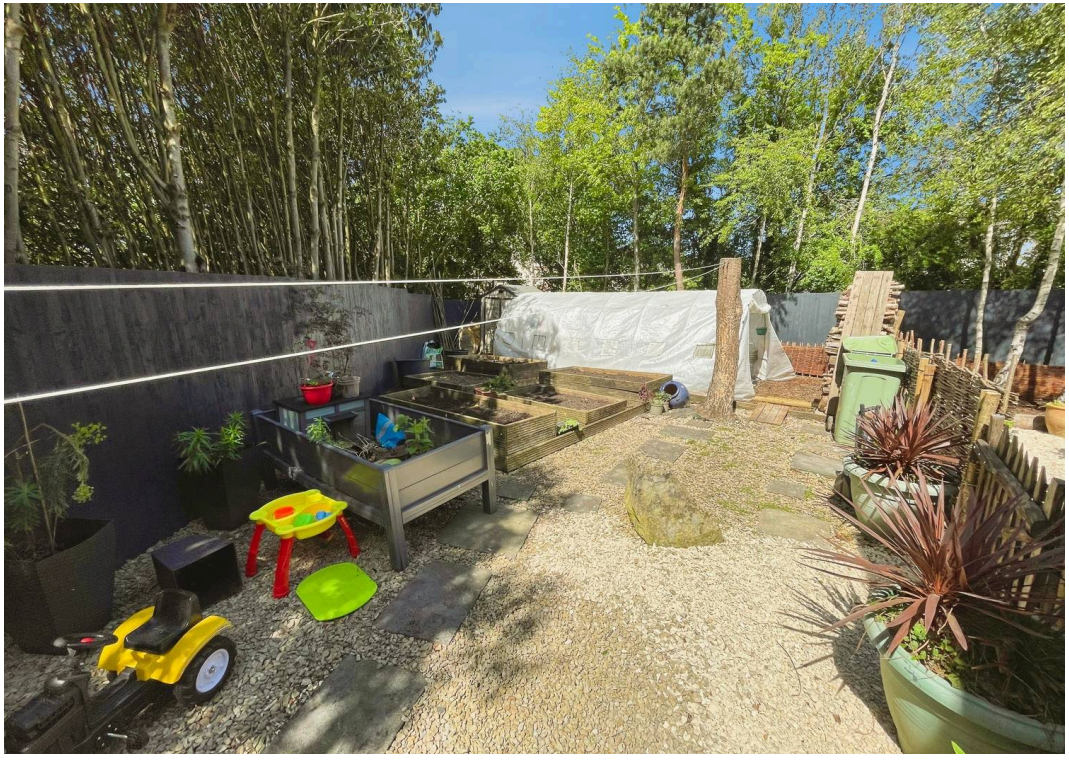




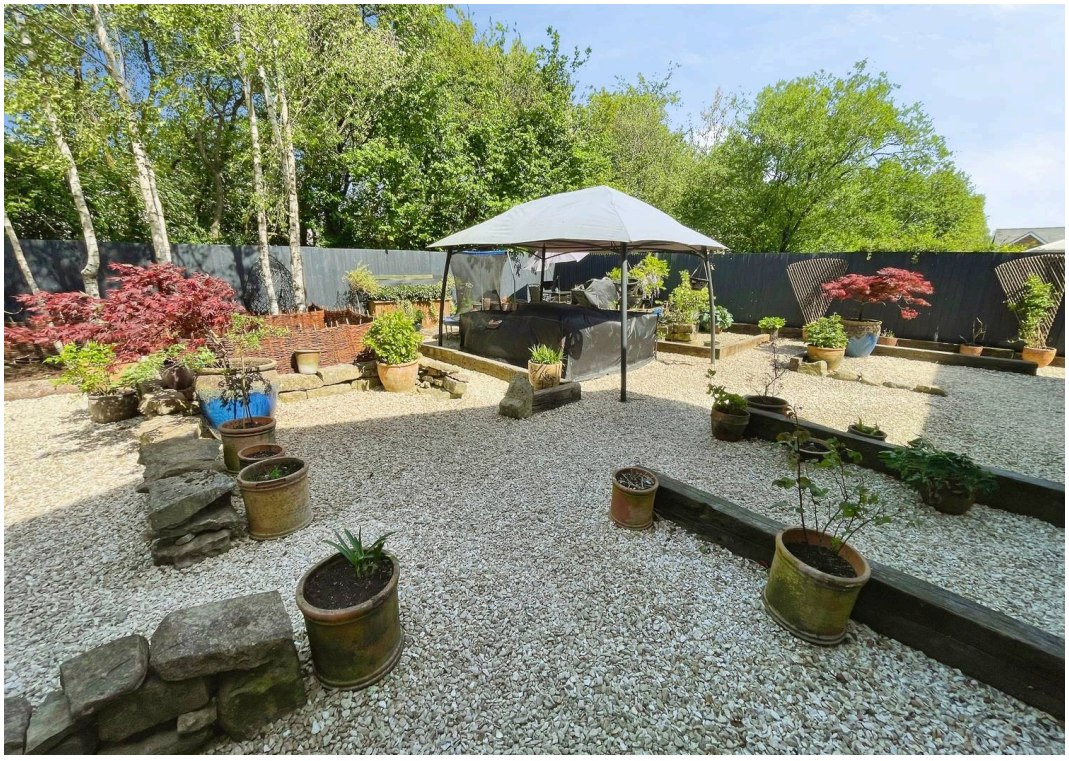


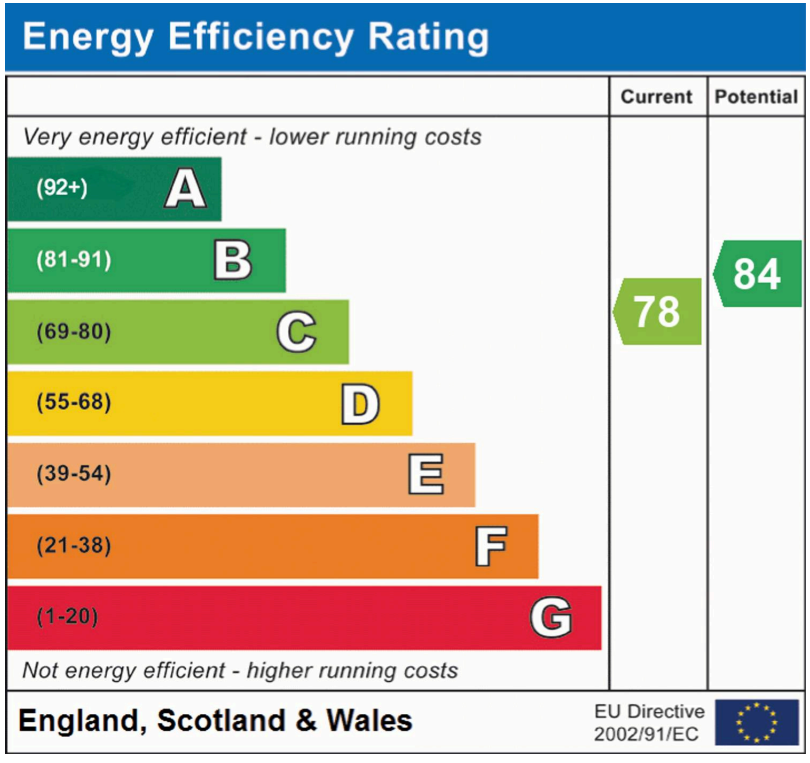











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
84
England, Scotland & Wales
EU Directive 2002/91/EC



Payton Jewell Caines





Payton Jewell Caines

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