

**Payton
Jewell
Caines**



14 Parc Bronhaul, Bridgend – CF31 5EP
Bridgend

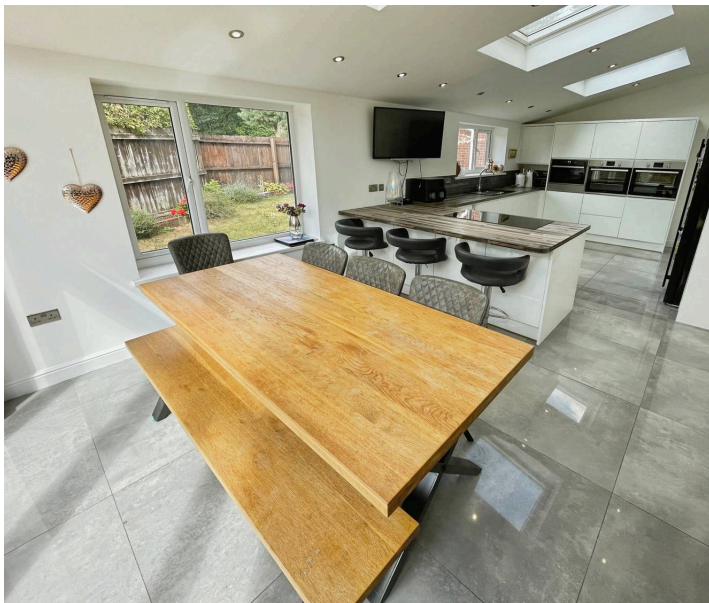
£575,000



14 Parc Bronhaul

Bridgend

This impressive six bedroom detached house offers spacious and versatile accommodation arranged over three floors, making it ideal for family living. The ground floor features a reception room, bedroom, alongside a contemporary kitchen/diner that provides ample space for both cooking and casual dining. A separate utility room adds convenience, while a downstairs WC completes the ground floor layout. Upstairs there is a second reception room, two of the six well-proportioned bedrooms benefit from their own en-suite facilities, with a modern family bathroom serving the remaining bedrooms. The property is thoughtfully designed to maximise comfort and practicality, with plenty of storage throughout. Additional features include off road parking for multiple vehicles and a double garage (providing further storage or workshop potential). The low maintenance garden ensures you can enjoy outdoor space with minimal upkeep. Located in a sought-after residential area, this substantial home combines flexible living spaces with modern amenities, making it an excellent choice for growing families or those seeking extra room for guests, hobbies, or home working. Early viewing is highly recommended to appreciate the size, quality, and exceptional value this property has to offer.



- Six bedroom detached house
- Two reception rooms
- Kitchen/diner plus Utility
- En-suite's to two bedrooms plus family bathroom and downstairs WC
- Off road parking and double garage
- Accommodation over three floors
- Low maintenance garden



Entrance

Via part frosted glazed front door into the entrance hall with two pendant lights, coved ceiling, radiator and fitted oak flooring. Doors leading to lounge, downstairs WC and bedroom. Stairs leading to the first floor.

Downstairs WC

5' 1" x 4' 9" (1.56m x 1.46m)

Centre light, extractor fan, half height tiling in a subway brick effect, wall mounted mirror, wall mounted chrome towel radiator and tiled flooring. Two piece suite comprising vanity sink unit with chrome mixer tap and vanity WC unit.

Bedroom 3

15' 3" x 9' 1" (4.64m x 2.77m)

Sunken spot lights, PVCu double glazed window overlooking the front of the property, PVCu double glazed window overlooking the side of the property, radiator, wall mounted electric consumer box and grey wood effect laminate flooring.

Reception room 1

21' 2" x 11' 2" (6.44m x 3.41m)

Two centre lights, coved ceiling, two wall mounted lights, two PVCu double glazed windows one to the side of the property and one overlooking the front of the property, two radiators and a continuation of the oak flooring. Built in feature log burner to remain. Double opening into the kitchen/diner.



Kitchen/diner

25' 9" x 11' 3" (7.85m x 3.44m)

Vaulted ceiling with sunken chrome spot lights, three large Velux windows, two PVCu double glazed windows overlooking the rear of the property, PVCu double glazed French doors leading out to the side with PVCu double glazed side panels, PVCu double glazed door leading out to the other side of the property, tiling to splash back areas and tiled flooring with electric under floor heating. A range of white gloss handleless base units with a complementary work surface. Double integrated electric oven, microwave and pull out warming drawer. Integrated dishwasher. Inset one and a half sink with chrome mixer tap. Space for American style fridge/freezer. Breakfast bar housing five ring electric hob and space for stools. Space for family dining room table and chairs. Opening into the utility.

Utility

7' 0" x 6' 9" (2.14m x 2.05m)

Measurement excluding the depth of the storage cupboard. Centre light and a continuation of the tiled flooring. A range of wall and base units with a complementary work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Wall mounted gas boiler. Door leading to airing cupboard housing the hot water tank.

First floor landing

Via stairs with spindle hand rail and fitted carpet. Sunken spot lights, smoke alarm, coved ceiling, radiator and fitted carpet. Doors leading to bedroom 1 and lounge.

Bedroom 1

15' 9" x 10' 0" (4.79m x 3.06m)

Centre pendant light, coved ceiling, two radiators, two PVCu double glazed windows overlooking the front of the property and fitted carpet. Arch opening into the dressing area.

Dressing area

Sunken spot lights, coved ceiling, two double built in wardrobes and a continuation of the fitted carpet. Door to en-suite.

En-suite

8' 11" x 5' 3" (2.71m x 1.60m)

Sunken spot lights, tiling to splash back areas, wall mounted radiator, frosted PVCu double glazed window overlooking the rear of the property, wall mounted extractor fan and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with black mixer tap and large walk in shower with folding glass screen and overhead black mixer shower and hand held shower attachment.

Reception room 2

21' 2" x 11' 3" (6.46m x 3.43m)

Sunken spot lights, coved ceiling, PVCu double glazed bay window overlooking the side of the property, PVCu double glazed window overlooking the front of the property, PVCu double glazed window overlooking the rear of the property, two radiators and fitted carpet. Feature gas fire with marble hearth and surround.

Second floor landing

Via stairs with spindle hand rail and fitted carpet. PVCu double glazed window overlooking the stairs. Sunken spot lights, access to loft, coved ceiling and fitted carpet. Doors leading to family bathroom and four bedrooms.

Family bathroom

9' 7" x 7' 0" (2.92m x 2.14m)

Sunken spot lights, extractor fan, wall mounted smart mirror, frosted PVCu double glazed window overlooking the rear of the property, wall mounted black towel radiator, tiled walls and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with black mixer tap and freestanding bath with black mixer tap and hand held shower attachment.

Bedroom 2

11' 4" x 11' 4" (3.45m x 3.45m)

Centre pendant light, coved ceiling, PVCu double glazed window overlooking the front, radiator and grey wood effect laminate flooring. Built in double storage unit. Door leading to en-suite.

En-suite

8' 7" x 3' 10" (2.62m x 1.16m)

Sunken spot lights, extractor fan, wall mounted smart mirror, PVCu frosted double glazed window overlooking the side of the property, wall mounted black towel radiator, tiled walls and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with black mixer tap and large walk in shower with sliding glass door, overhead black mixer shower and hand held attachment.

Bedroom 5

9' 9" x 9' 5" (2.96m x 2.87m)

Centre spot light, coved ceiling, PVCu double glazed window overlooking the rear of the property, radiator and grey wood effect laminate flooring. Built in storage cupboard.

Bedroom 4

11' 3" x 9' 4" (3.43m x 2.85m)

Centre spot lights, coved ceiling, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Built in storage cupboard.

Bedroom 6

7' 10" x 6' 1" (2.39m x 1.85m)

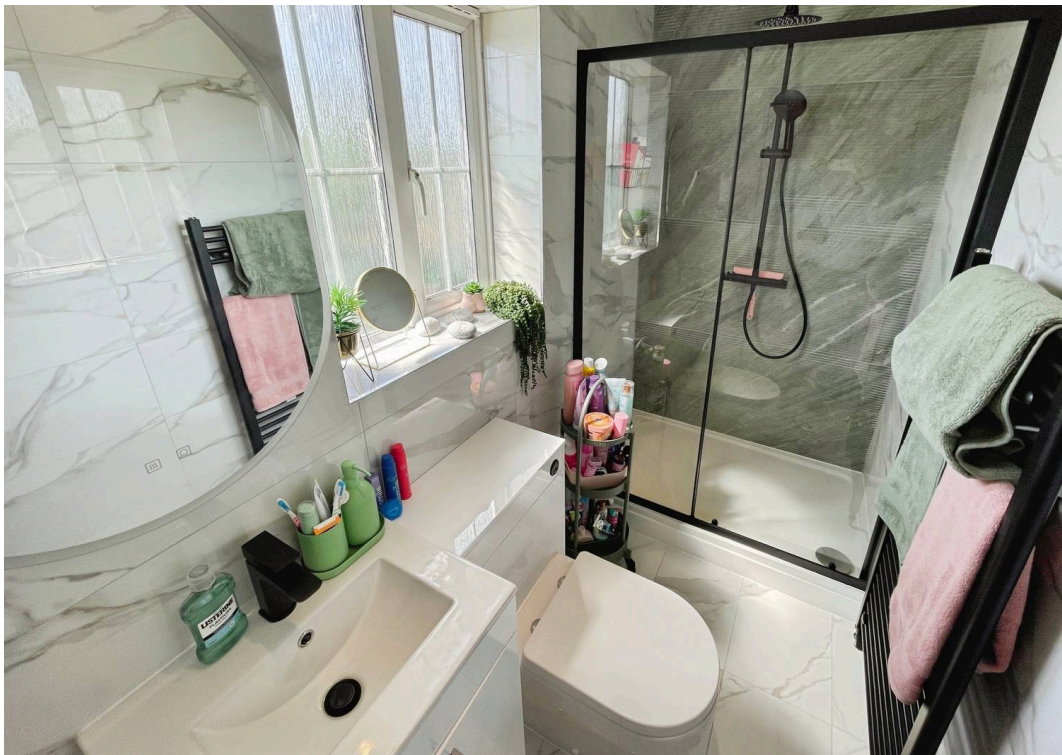
Centre pendant light, coved ceiling, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Outside

The rear garden has a large paved Indian sandstone patio ideal for garden furniture which wraps round to an area laid to lawn with raised beds, side return with storage sheds to remain, outside tap, outside lighting and outside power sockets. Side gated access which leads to the double garage. To the front of the property there is parking for three vehicles leading up to the double garage. Paved step leading to the front door. Outside lighting. Overhead front door canopy.

Double Garage

Traditional up and over doors. Power and lighting.

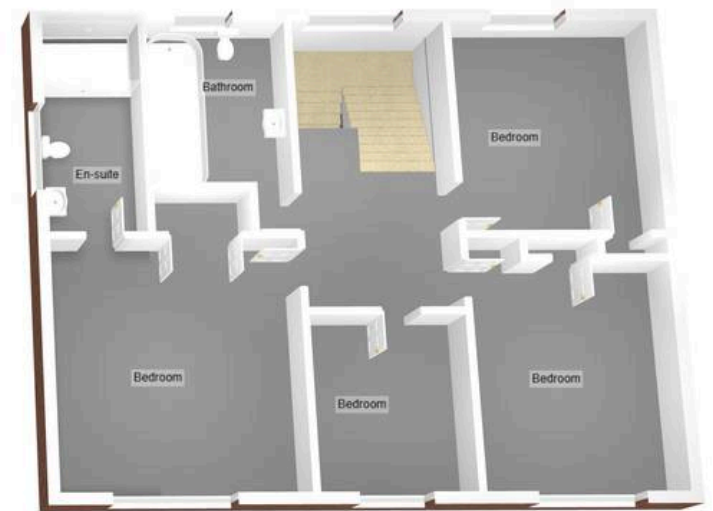
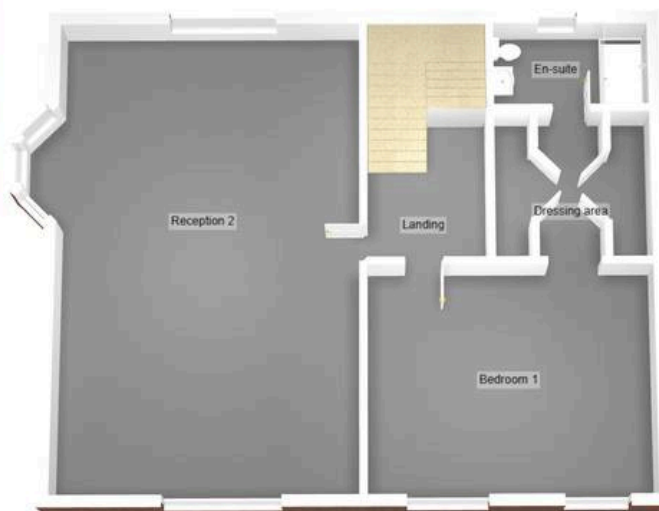




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



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