



New Candlestone, Broadlands, Bridgend .
CF31 5DX

£225,000



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Three bedroom SEMI DETACHED house situated in Broadlands and comprising entrance hall, lounge, kitchen/diner, SUN ROOM with fully insulated tiled roof, downstairs w.c. kitchen, family bathroom, enclosed rear garden and SINGLE GARAGE. Viewing recommended.

£225,000 - Freehold

- Three bedroom semi detached house
- Generous sized lounge
- Kitchen/diner and downstairs w.c.
- Sun room with fully insulated tiled roof
- Enclosed rear garden, EPC-C
- Single garage



DESCRIPTION

A three bedroom semi detached property situated within Broadlands which is well served with shops, restaurants and take aways along with a Dental surgery and School. Good road access to Bridgend Town Centre with all its amenities and facilities, the M4 corridor and Porthcawl coastal area. Early viewing recommended to fully appreciate.

ENTRANCE

Via PVCu front door with double glazed inserts into the entrance hall.

ENTRANCE HALL

Artexed ceiling, emulsioned walls, karndean flooring, radiator and staircase to the first floor with fitted carpet.

DOWNSTAIRS W.C.

Artexed ceiling, emulsioned walls, a continuation of the karndean flooring, radiator and PVCu frosted double glazed window to front of property. Two piece suite in white comprising low level w.c. and wall mounted wash hand basin and tiled splash back.

LOUNGE (15' 1" max x 14' 9") or (4.60m max x 4.50m)

Artexed ceiling, emulsioned walls, laminate flooring, radiator, open plan to under stairs area ideal for furniture, PVCu double glazed window to front of property. Door leading into the kitchen/diner.

KITCHEN/DINER (14' 9" x 10' 1") or (4.49m x 3.07m)

Artexed ceiling, emulsioned walls, ample space for dining furniture, radiator and down lights. A range of wall and base units with complementary work surfaces and tiling to splash back areas. White acrylic single drainer sink unit with mixer tap. Built in electric oven, four ring gas hob and extractor hood. Plumbing for automatic washing machine and dishwasher and space for fridge/freezer. PVCu double glazed window and part panelled/part glazed wooden double doors into the conservatory.

SUN ROOM (14' 0" x 9' 0") or (4.27m x 2.74m)

Pitched fully insulated tiled roof and PVCu double glazed units set on dwarf wall, a continuation of the laminate flooring and PVCu double glazed French doors leading out to the rear garden.

LANDING

Artexed ceiling, access into attic, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to side of property. Airing cupboard housing the Baxi combination boiler and shelving.

FAMILY BATHROOM (6' 1" x 5' 5") or (1.86m x 1.66m)

Artexed ceiling, emulsioned walls, vinyl flooring, radiator and PVCu frosted double glazed window to front of property. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath fully tiled with overhead mains fed shower, shower rail and curtain. Extractor fan and shaver point.

BEDROOM 1 (12' 5" x 8' 1") or (3.79m x 2.46m)

Artexed ceiling, emulsioned walls, laminate flooring, built in double door wardrobe with hanging rail and shelf, radiator and PVCu double glazed window to rear of property.



BEDROOM 2 (10' 11" x 8' 3") or (3.33m x 2.52m)

Artexed ceiling, emulsioned walls, laminate flooring, radiator, built in single door wardrobe and PVCu double glazed window to front of property.

BEDROOM 3 (8' 10" x 6' 6") or (2.69m x 1.97m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

OUTSIDE

The rear is enclosed and bounded by wood panel fencing, decked area ideal for garden furniture, outside tap, generous sized side return and footpath leading to the side gate.

Open plan frontage laid to lawn with footpath leading to the front door, sensor lights and single garage which is a block of four garages, the end garage belongs to the property with off road parking, the garage has a ceiling light and two sockets.


NOTE

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



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		88
(69-80) C	76	
(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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