



Gallt y Ddrudwen, Broadlands, Bridgend.
CF31 5FL

£164,995



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Modern two bedroom mid terrace property. Accommodation includes lounge with feature French doors to rear garden. Modern fitted kitchen. Two double bedrooms. Family bathroom and downstairs cloakroom. Enclosed rear garden. Two designated parking areas. Ideal investment or first time purchase.

£164,995 - Freehold

- Modern two bedroom mid terrace house
- Lounge with feature French doors to rear
- Fitted kitchen with oven, hob and hood
- Two double bedrooms/downstairs cloakroom
- Rear garden/EPC - C , Council tax - D
- Two designated parking areas



DESCRIPTION

Introducing this modern two bedroom mid terrace property situated on the popular modern residential development of Broadlands, conveniently situated for local shops, schools, restaurants and take-aways. Good road access into Bridgend town centre with all its amenities and facilities and the M4 corridor. Also easy access to the coastal resort of Porthcawl. Viewing highly recommended.

DESCRIPTION

Modern two bedroom mid terrace property situated on the popular modern residential development of Broadlands, conveniently situated for local shops, schools, restaurants and take-aways. Good road access into Bridgend town centre with all its amenities and facilities, and M4 corridor. Also easy access to the coastal resort of Porthcawl. Viewing highly recommended.

ENTRANCE

Access via front door into entrance hall.

ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Radiator. Staircase to first floor with spindle balustrade. Wall mounted time controls for central heating. Fitted carpet.

CLOAKROOM/W.C (5' 2" x 3' 5") or (1.57m x 1.04m)

Skimmed ceiling. Emulsioned walls. Radiator. Extractor fan. Two piece suite in white comprising low level wc and pedestal wash handbasin with tiled splashback area. Fitted carpet.

LOUNGE / DINING ROOM (10' 10" x 12' 2") or (3.29m x 3.70m)

Skimmed ceiling. Emulsioned walls. Two radiators. Understairs storage cupboard. PVCu double glazed French doors leading out to rear of property. Fitted carpet.

KITCHEN (7' 8" x 9' 2") or (2.33m x 2.79m)

Skimmed ceiling. Emulsioned walls. Extractor fan. Modern fitted kitchen with wall and base units, finished with chrome handles. Black work surfaces with upstands. Built in electric oven and four ring gas hob. Chrome splashback and matching extractor fan. Ideal boiler housed within one unit. Stainless steel single drainer one and a half bowl sink unit with mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. PVCu double glazed window to front of property. Vinyl floor covering.

FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Access into attic. Spindle balustrade. Radiator. Fitted carpet.

BATHROOM (5' 7" x 6' 9") or (1.69m x 2.05m)

Skimmed ceiling. Emulsioned walls. Extractor fan. Three piece suite in white comprising low level wc, pedestal wash handbasin and panel bath. Tiled splashback areas. Shaver point. Fitted carpet.

BEDROOM 1 (9' 4" x 12' 0") or (2.84m x 3.67m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front. Fitted carpet.



BEDROOM 2 (7' 5" max x 12' 1" max) or (2.26m max x 3.68m max)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to rear of property. Fitted carpet.

OUTSIDE


Rear garden is enclosed and bounded by wood panel fencing and is laid to lawn, with paved patio. Open plan frontage with lawn area and pathway to front door.

DIRECTIONS

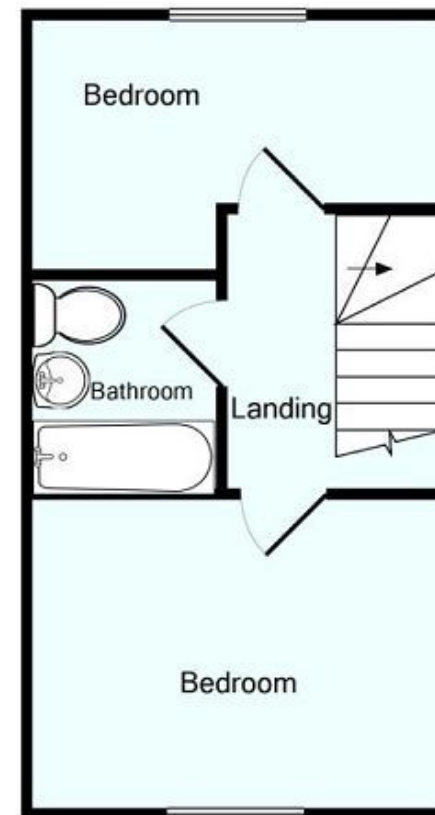
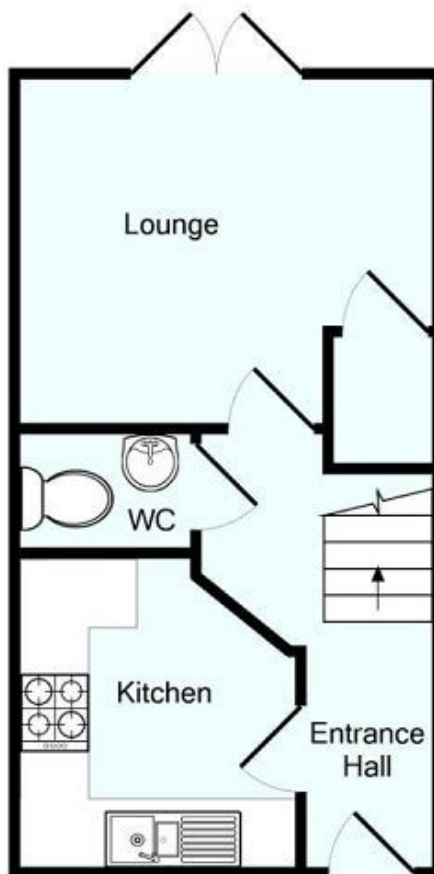
On entering Broadlands from Bryntirion hill, at the traffic lights turn left at the roundabout turn right. Follow this road along to the next roundabout and turn right. Go past the Charles Church development on the right hand side, follow this road along and turn left into Gallt y Ddrudwen (Starling Hill).



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	77	
(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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