

Payton
Jewell
Caines



Llys Pentre, Broadlands, Bridgend. CF31
5DY

£354,950

PJC PAYTON
JEWELL
CAINES

Llys Pentre, Broadlands, Bridgend. CF31 5DY

FOUR bedroom detached house comprising entrance hall, WC, THREE RECEPTION ROOMS, kitchen, utility, four bedrooms, en-suite shower room, family bathroom and good sized enclosed rear garden. Driveway parking. IDEAL FAMILY HOME CLOSE TO SCHOOLS.

£354,950 - Freehold

- FOUR bedroom detached house
- Partially converted garage for 'cwtch'
- En-suite shower room / utility / downstairs WC
- Good sized enclosed rear garden
- Sought after Broadlands location
- EPC - C / Council tax - E



DESCRIPTION

Introducing this four bedroom detached house situated in Broadlands which benefits from local shops and amenities including; cafe, bars, restaurants, Tesco, dental surgery and hairdressers. The property is within walking distance of Maes Yr Haul Primary School and the day nursery. Quick links to the M4 corridor and A48. Within a short drive of Bridgend town centre which provides all facilities, amenities and main line train station. Early viewing highly recommended.

ENTRANCE

via PVCu double glazed door with obscured glass, artexed and coved ceiling, emulsioned walls, radiator, laminate flooring and under stairs storage cupboard.

CLOAKROOM

PVCu frosted double glazed window to the front, radiator and tiled flooring. Two piece suite comprising wash hand basin with tiling to the splash back and WC.

LOUNGE (16' 10" x 11' 10") or (5.12m x 3.61m)

Overlooking the front via PVCu double glazed bay window and finished with skimmed and coved ceiling, emulsioned walls, gas fire with feature TV surround and fitted carpet.

DINING ROOM (10' 6" x 9' 8") or (3.20m x 2.94m)

Overlooking the rear via PVCu double glazed patio doors and finished with artexed and coved ceiling, emulsioned walls with one feature wall, radiator and fitted carpet.

KITCHEN (11' 1" x 10' 6") or (3.38m x 3.20m)

Double glazed window, tiling to splash back areas and tiled flooring. A range of wall and base units, stainless steel sink with mixer tap, built in oven and hob and space for dishwasher.

UTILITY AREA (9' 7" x 6' 3") or (2.92m x 1.91m)

Overlooking the rear of the property via double glazed window and PVCu double glazed door leading to rear garden and finished with skimmed ceiling, inset spot lights, tiling to splash back areas and tiled flooring. Space for washing machine and tumble dryer. Cupboard housing boiler. Door to playroom.

PLAY ROOM

Skimmed and coved ceiling, inset spot lights, emulsioned walls, and fitted carpet.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Access to loft storage with pull down ladder, boarded and light.

BEDROOM 1 (13' 4" x 13' 4") or (4.06m x 4.06m)

Measurements to the built in wardrobes. Overlooking the front of the of the property via double glazed window and finished with skimmed ceiling, emulsioned walls, radiator and fitted carpet.



EN SUITE

Overlooking the front via PVCu frosted double glazed window and finished with skimmed ceiling, inset spot lights, tiling to splash back areas and tiled flooring. Three piece suite comprising WC, wash hand basin and shower enclosure with screen.

BEDROOM 2 (10' 6" x 8' 5") or (3.20m x 2.57m)

Overlooking the front of the property via double glazed window and finished with skimmed ceiling, emulsioned walls, built in wardrobes and laminate flooring.

BEDROOM 3 (10' 9" x 7' 9") or (3.28m x 2.36m)

Measurements to built in wardrobes. Overlooking the rear of the property via double glazed window and finished with skimmed ceiling, emulsioned walls with one part feature panelled/part papered wall, built in wardrobes and laminate floor.

BEDROOM 4 (12' 0" x 7' 7") or (3.66m x 2.31m)

Measurements to the built in wardrobes. Artexed ceiling, emulsioned walls, radiator, PVCu double glazed window to the rear, built in wardrobes and laminate flooring.

FAMILY BATHROOM

Frosted double glazed window overlooking the rear of the property, tiled walls and flooring. Three piece suite comprising WC and wash hand basin set within vanity unit and bath with overhead shower and screen.

OUTSIDE

Enclosed rear garden laid to chippings and lawn area with side access to the front of the property.

Off road parking to the front of the property.


CONVERTED GARAGE

Storage area to the front with traditional up and over door. Please note that the garage has been partially converted to a playroom which is accessed via the utility room.

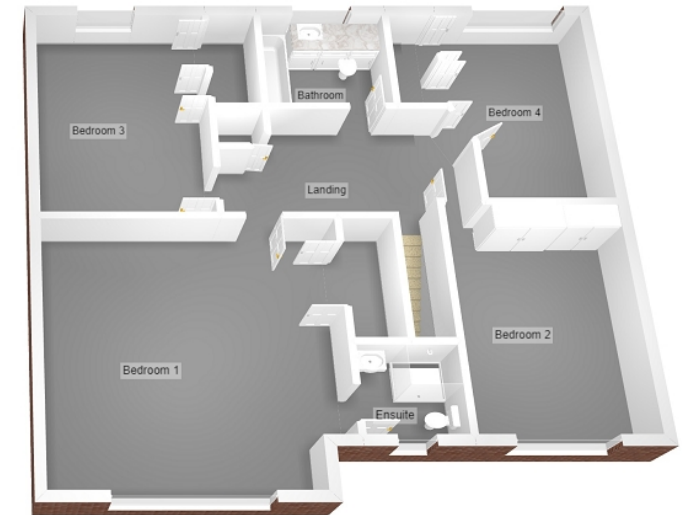
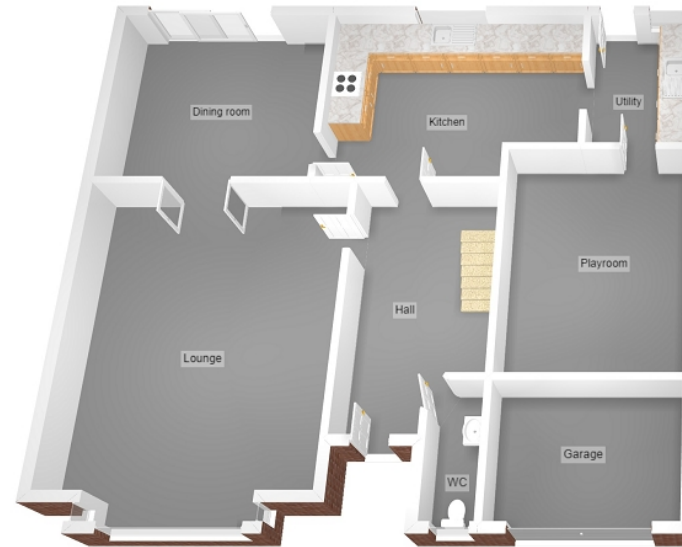


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(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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