



Llys Eglwys, Broadlands, Bridgend County.
CF31 5DT

£340,000

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Well presented four bedroom DETACHED property comprising entrance hall, lounge, diner, CONSERVATORY, utility, kitchen, DOWNSTAIRS WC, master bedroom with ENSUITE plus three further bedrooms, family bathroom, enclosed PRIVATE REAR GARDEN, OFF ROAD PARKING and INTEGRAL GARAGE. Early viewing recommended.

£340,000 - Freehold

- Four bedroom detached house
- Conservatory
- Downstairs WC/ utility
- Ensuite to bedroom one
- Council tax band - E / EPC - D

Private enclosed rear garden

- Off road parking for two vehicles/ Garage



DESCRIPTION

Introducing this well presented four 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.

The property benefits from modern fitted kitchen with opening to utility area, lounge/diner, conservatory with solid roof, enclosed private rear garden, off road parking and a garage.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall finished with textured and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and wood effect laminate flooring . Stairs leading to the first floor. Door to downstairs WC, door to lounge and door to kitchen. Door to under stair storage.

LOUNGE (16' 7" x 11' 11") or (5.06m x 3.62m)

Textured and coved ceiling, centre light, emulsioned walls, wall lights, radiator, PVCu double glazed bay window to the front of the property, feature electric fireplace with marble hearth and surround, skirting and a continuation of the laminate floor. Double opening into the dining area.

DINING AREA (10' 7" max x 9' 8" max) or (3.22m max x 2.95m max)

Textured and coved ceiling, centre pendant light, wall lights, emulsioned walls, radiator, skirting and a continuation of the laminate floor. Aluminium double glazed sliding door leading to conservatory. Door to kitchen.

CONSERVATORY (12' 1" max x 10' 8" max) or (3.68m max x 3.24m max)

Solid tiled roof, two Velux windows, sunken spot lights, PVCu double glazed windows set on dwarf walls, PVCu double glazed French doors leading out to the rear garden, skirting and wood effect laminate floor.

KITCHEN (11' 1" max x 10' 7" max) or (3.38m max x 3.22m max)

Skimmed ceiling, centre spot light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, skirting and high gloss marble effect tiled floor. A range of wall and base units in a shaker style with complementary roll top work surface. Integrated electric oven, five ring gas hob with overhead chrome extractor fan. One and a half inset stainless steel sink with chrome mixer tap. Space for dishwasher and microwave. Breakfast bar with space for stools. Square opening into utility area.

UTILITY (9' 4" max x 6' 4" max) or (2.84m max x 1.92m max)

Textured ceiling, centre light, emulsioned walls, PVCu double glazed door leading to rear garden and a side window, radiator, skirting and continuation of the high gloss marble tiled floor. A range of wall and base units matching the kitchen with matching roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine, tumble drier and freestanding fridge/freezer. Door to the rear of the garage.

DOWNSTAIRS W.C. (6' 3" max x 2' 10" max) or (1.90m max x 0.86m max)

Textured ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.



FIRST FLOOR LANDING

Via stairs with fitted carpet, painted hand rail and spindles. Textured ceiling, centre pendant light, access into attic, smoke alarm, emulsioned walls, radiator, skirting and fitted carpet. Airing cupboard. Doors leading off to four bedrooms and family bathroom.

BEDROOM 1 (13' 5" x 13' 5") or (4.09m x 4.08m)

Measurements to the face of the built in wardrobe. Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Built in wardrobes with mirror frontage. Door to ensuite.

EN SUITE (5' 7" x 5' 4") or (1.71m x 1.63m)

Skimmed ceiling, centre light, extractor fan, emulsioned walls with herringbone subway tiling to splash back areas, PVCu frosted double glazed window overlooking the front of the property, skirting and click vinyl flooring in a light wood effect. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and corner curved glass shower cubicle with overhead chrome mixer.

BEDROOM 3 (11' 11" x 9' 7") or (3.62m x 2.92m)

Textured ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, alcove ideal for built in wardrobes, skirting and fitted carpet.

FAMILY BATHROOM (7' 6" x 5' 7") or (2.28m x 1.71m)

Skimmed ceiling with sunken spot lights, extractor fan, emulsioned walls with high gloss marble effect tiling to splash back areas, chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property and wood effect tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and bath with chrome mixer taps, overhead chrome shower and glass folding screen.

BEDROOM 2 (12' 6" x 8' 6") or (3.82m x 2.58m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 4 (10' 10" x 9' 11") or (3.31m x 3.03m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

GARAGE

Traditional up and over garage door. Power and light installed, electric consumer box and courtesy door to utility.

OUTSIDE

Enclosed and private rear garden with wrap around Indian sandstone patio, area laid to lawn, outside power and lighting, outside tap. Indian sandstone path leading to side gated access to the front of the property.

The front of the property has an area of laid lawn, mature shrubs and decorative stones. Tarmac drive leading to garage.




NOTE

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

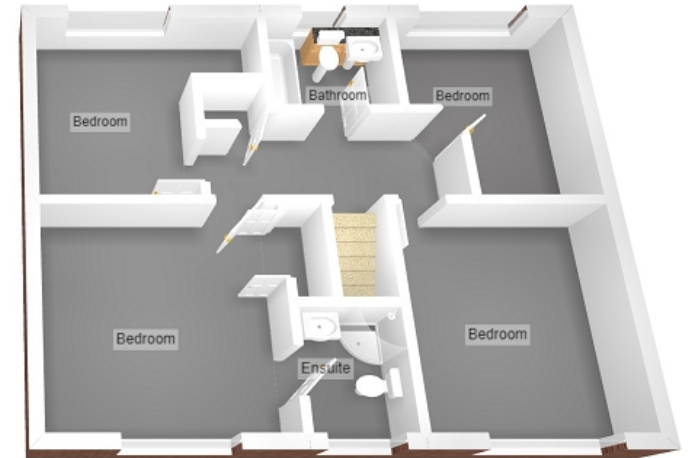


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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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