

Payton
Jewell
Caines



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New Candlestone, Broadlands, Bridgend
County. CF31 5DX

£269,950



New Candlestone, Broadlands, Bridgend County. CF31 5DX

Three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, UTILITY, three good size double bedrooms with ENSUITE to master, bathroom, large enclosed rear garden, OFF ROAD PARKING and INTEGRAL PARTIALLY CONVERTED GARAGE. Viewing highly recommended to fully appreciate.

£269,950 - Freehold

- Three double bedroom semi detached house
- Kitchen/diner with separate utility
- Ensuite to master bedroom
- Large enclosed rear garden
- Off road parking/ Integral garage (partially converted)
- EPC -C , Council tax band - D



DESCRIPTION

Introducing this three bedroom semi detached house situated in the popular residential development of Broadlands benefiting from downstairs WC, utility, three double bedrooms with ensuite to master bedroom, good size enclosed rear garden, off road parking and integral garage.

Broadlands is a residential development to the west of Bridgend and is a sought after location due to its proximity to Bridgend town centre and both Bryntirion and Brynteg secondary schools. Broadlands boasts a commercial centre with Maes Yr Haul primary school, a Tesco Express, a family friendly pub and plenty of food outlets.

Key features;

Three good size double bedrooms

Opportunity to create fourth bedroom

Partially converted garage used as storage/larder/boot room

Good size enclosed rear garden

Ideal location for Maes Yr Haul primary school

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting, ceramic tiled flooring and central light fitting. Doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling with recessed LED spot light, wall mounted fuse box, emulsioned walls, skirting, radiator and a continuation of the ceramic tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome taps and ceramic tiles to the splash back.

LOUNGE (15' 01" x 11' 09") or (4.60m x 3.58m)

PVCu double glazed window to the front with a fitted roller blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

OPEN PLAN KITCHEN/DINER (14' 09" x 10' 02") or (4.50m x 3.10m)

PVCu double glazed window overlooking the rear and PVCu French doors leading out to the rear patio, finished with two sets of matching spot lights, coving, emulsioned walls, skirting and ceramic tiles to the floor. A range of low level and wall mounted units painted grey with a complementary roll top work surface and ceramic tiles to the splash backs. Inset one and half basin sink with swan neck tap and drainer, inset electric oven with four gas ring hob and overhead extractor hood. Space for high level fridge/freezer, plumbing for dishwasher, breakfast bar, ample space for dining table and chairs. Under stairs storage and doorway through to the utility.



UTILITY

Part frosted glazed PVCu door leading out to the rear garden, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting, radiator and ceramic tiled flooring. A range of low level and wall mounted kitchen units in wood grain finish with complementary high gloss roll top work surface, inset sink with swan neck tap and drainer. Plumbing for automatic washing machine and ceramic tiles to the splash back.

GARAGE CONVERSION

Part garage conversion (currently used as storage / boot room) with tongue and groove ceiling, central spot lights, wall mounted shelving and hanging rail.

FIRST FLOOR LANDING

Via stairs with fitted carpet and metal balustrade. Access to loft storage via loft ladder and fitted storage cupboard with shelving.

BEDROOM 1 (18' 08" x 8' 06") or (5.69m x 2.59m)

Overlooking the rear via PVCu double glazed window with a fitted roman blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes in white with three central mirrored doors.

EN SUITE

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and laminate flooring. Three piece suite comprising w.c. wash hand basin with chrome mixer tap, vanity shelf and storage below and large walk in shower housing a plumbed shower with hand attachment and rainwater head. Wall mounted mirrored bathroom cabinet and wall mounted heated chrome towel rail.

BEDROOM 2 (11' 03" x 8' 04") or (3.43m x 2.54m)

Access to loft storage, emulsioned ceiling and walls, skirting, fitted carpet, PVCu double glazed windows to the front and to the rear both with fitted roller blinds and a single fitted wardrobe.

BEDROOM 3 (12' 0" x 8' 10") or (3.66m x 2.69m)

Overlooking the front via PVCu double glazed window with a fitted roller blind, emulsioned ceiling and walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted roller blind, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl flooring. Three piece suite comprising w.c. wash hand basin and bath with chrome mixer tap and shower attachment. Ceramic tiles to all splash back areas, wall mounted extractor fan and radiator.

OUTSIDE

Enclosed rear garden laid to pressed concrete with steps leading down to grass with a further two areas of patio to the rear of the garden.

Open aspect front garden laid to lawn with a tarmacadam driveway suitable for off road parking.




GARAGE (16' 08" x 8' 10") or (5.08m x 2.69m)

Not full length but ideal for storage. Up and over door to front, power points and lighting.



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	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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