

Payton
Jewell
Caines



Derwen Las, Broadlands, Bridgend County.
CF31 5DP

£425,000

 PAYTON
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Derwen Las, Broadlands, Bridgend County. CF31 5DP

BEAUTIFULLY PRESENTED four double bedroom detached house comprising entrance hall, lounge, open plan kitchen/dining/living, downstairs w.c. family bathroom, EN SUITE to bedroom one, enclosed South facing rear garden and integral SINGLE GARAGE. MUST BE VIEWED!

£425,000 - Freehold

- Modern four bedroom detached house
- Four double bedrooms
- Large open plan kitchen/dining/living to the rear
- Enclosed South facing low maintenance rear garden
- Beautifully appointed kitchen with top of the range appliances
- Contemporary decor throughout
- Integral single garage and off road parking
- FPC -C / Council tax - F



DESCRIPTION

Introducing this beautifully presented four double bedroom detached home located on the sought after development of Broadlands. The property has good access to the A48 and is within walking distance of all the local amenities that Broadlands has to offer including Maes Yr Haul Primary School, Tesco Express, eateries, bars, pharmacy, salon and a family friendly pub.

The property is well presented throughout and benefits from an open plan kitchen/dining/living, enclosed South facing rear garden and integral single garage. Viewing highly recommended.

Key features;

Large open plan kitchen / dining / living with bi-fold doors to the rear

High end integrated kitchen appliances

Low maintenance south facing rear garden

Single garage with double driveway

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panels into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling with recessed LED lighting, emulsioned walls, skirting, underfloor heating and fitted carpet. Wall mounted controls for under floor heating, handy under stairs open storage space, double doors into the lounge and doorways into the downstairs w.c and kitchen/living/dining space.

DOWNSTAIRS W.C.

Skimmed ceiling with recessed LED spot lights and ceiling mounted extractor, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising w.c. and large wall mounted wash hand basin with chrome waterfall tap and storage drawers below and ceramic tiles to the splash back.

LOUNGE (11' 2" max x 19' 8" max) or (3.40m max x 6.0m max)

Overlooking the front of the property via PVCu double glazed bay window and finished with emulsioned and coved ceiling, feature corner LEDs, emulsioned walls, skirting and fitted carpet. Space for electric fire.

L- SHAPED KITCHEN/LIVING/DINING (27' 9" x 10' 4") or (8.45m x 3.15m)

Measurements widen to 7.4 m. The kitchen area overlooks the rear garden via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling with recessed LED spotlights (3 separate circuits) and recessed sound system. Emulsioned walls, skirting and porcelain tiled flooring. A range of low level and wall mounted high gloss units in taupe with brushed chrome handles and a quartz roll top work surface with moulded double sink, mixer tap and Quooker hot water tap. Built in breakfast bar, integrated full height fridge and freezer, two waist height 'hide and slide wifi controlled cookers' and integrated induction hob with built in extractor and quartz splash back. Integrated dishwasher and space for automatic washing machine. Ample space for dining table and chairs and opening into the living space with two glazed skylights and aluminium casement PVCu double glazed bi-folds doors to the rear kitchen. Wall to wall, floor to ceiling media wall.



LANDING

Via stairs with fitted carpet and wooden balustrade. Emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted Worcester gas fired boiler with tank.

BEDROOM 1 (12' 2" x 13' 1") or (3.70m x 4.00m)

Overlooking the front via PVCu double glazed windows with lead effect and fitted venetian blinds and finished with emulsioned ceiling with feature coving and LED lighting, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with sliding mirrored doors and a large recess area. Doorway through to the en suite.

EN SUITE

PVCu frosted glazed window to the front with lead effect, emulsioned and coved ceiling with recessed LED lighting and a ceiling mounted extractor. Emulsioned walls, half height ceramic tiles and a tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap and two drawer storage below and wall mounted electric toothbrush charger and large walk in shower cubicle with sliding glazed door housing a plumbed shower with hand attachment and recessed rainwater head with ceramic tiles to the splash back areas.

BEDROOM 2 (13' 1" x 9' 2") or (4.00m x 2.80m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blinds and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (14' 1" x 8' 8") or (4.30m x 2.65m)

Overlooking the front via PVCu double glazed window with lead effect and a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 4 (12' 4" x 8' 2") or (3.75m x 2.50m)

Access to loft storage via a pull down ladder, PVCu double glazed window to the rear with a fitted venetian blind, emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Recess (formally double fitted wardrobe).

FAMILY BATHROOM

Emulsioned ceiling with recessed and feature LED lighting, ceiling mounted extractor, PVCu frosted glazed window with lead effect to the rear with a fitted roller blind, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower with side glazed shower screen. Wall mounted heated chrome towel rail.

OUTSIDE

Enclosed South facing rear garden laid to patio with artificial grass, outside tap and side gated access back to the front of the property. Large timber storage shed will not be remaining.

Integral single garage with an electric roller shutter door, power and light.

External lighting to the front and to the rear.




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		86
(69-80) C	79	
(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.



www.pjchomes.co.uk

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