

Payton  
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Esgair-y-maes, Broadlands, Bridgend . CF31  
5BL

£318,000

**PJC** PAYTON  
JEWELL  
CAINES

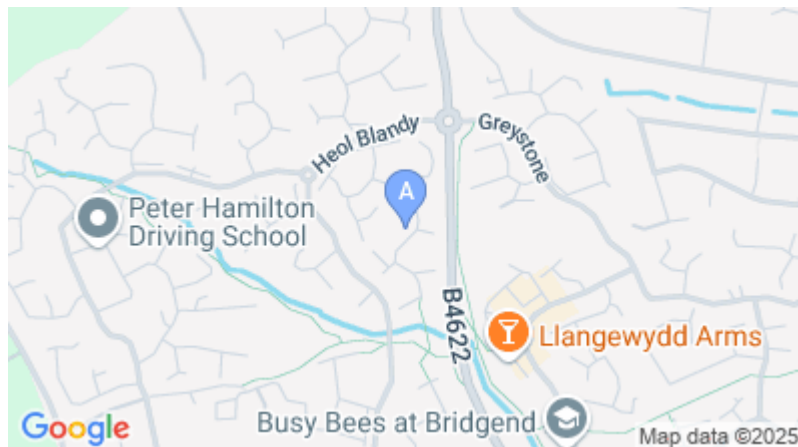


## Esgair-y-maes, Broadlands, Bridgend . CF31 5BL

Well presented four bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, dining room, kitchen/breakfast room, EN SUITE to master bedroom family bathroom, enclosed rear garden, off road parking and GARAGE. Viewing recommended.

**£318,000 - Freehold**

- Four bedroom detached house
- Kitchen/breakfast room
- Dining Room
- Utility Room/ EPC - C , Council tax band - E
- Downstairs W.C
- Enclosed generous private rear garden
- Off road parking for 3 cars
- Garage with electric roller shutter door





## DESCRIPTION

Introducing this well presented four bedroom detached property located on the sought after development of Broadlands to the West of Bridgend. 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 family friendly pub.

## ENTRANCE

Access via part glazed PVCu door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with one centre light, smoke detector, emulsioned walls with dado rail, storage cupboard, access into downstairs w.c., radiator and wood effect laminate flooring that continues into the lounge and dining room.

## DOWNSTAIRS W.C.

Emulsioned ceiling with one centre light, emulsioned walls with dado rail, tiled to splash back areas, radiator, PVCu double glazed window with opaque glass to front aspect and wood effect vinyl flooring. Two piece suite comprising low level w.c. and vanity wash hand basin with mixer tap.

## LOUNGE (15' 1" x 11' 1") or (4.59m x 3.39m)

Emulsioned and coved ceiling with one centre light, emulsioned walls with two wall lights, PVCu double glazed French doors opening onto the rear aspect patio area, landline telephone & TV aerial connections, radiator and wood effect laminate flooring. Feature fireplace housing electric fire.

## DINING ROOM (11' 1" x 8' 8") or (3.38m x 2.63m)

Emulsioned and coved ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and wood effect laminate flooring.

## KITCHEN/BREAKFAST ROOM (11' 8" x 11' 7") or (3.55m x 3.52m)

Emulsioned ceiling with one centre modern spot light bar. Walls with tiling to splash back areas. A range of wall and base units in shaker style with complementary work surface. PVCu double glazed window overlooking the rear garden. Integrated appliances include electric oven, five ring gas ring hob and cooker hood. Integrated dishwasher and space for freestanding fridge/freezer with plinth heater. Access into the utility and PVCu part glazed door leading out to the rear. wood effect laminate flooring.

## UTILITY ROOM (6' 6" x 4' 9") or (1.99m x 1.46m)

Emulsioned ceiling with one centre light, emulsioned walls with tiling to splash back areas, radiator and extractor fan. PVCu double glazed window to side aspect. Complementary work top. Under counter storage and space for freestanding washing machine and tumble dryer. Continuation of the laminate flooring.

## LANDING

Via stairs with fitted carpet and open balustrade. Emulsioned ceiling with one centre light, smoke detector and CO alarm, radiator and fitted carpet. Access into the attic and storage cupboard housing the Worcester gas combination boiler.



### **BEDROOM 1 (11' 11" x 9' 11") or (3.64m x 3.01m)**

Emulsioned ceiling with one centre light, emulsioned walls, double built in wardrobe, space for a king sized bed, TV aerial connection, PVCu double glazed window to rear aspect, radiator and fitted carpets. Access into the en suite.

### **EN SUITE (6' 7" x 4' 10") or (2.0m x 1.48m)**

Emulsioned ceiling with one centre light, part tiled / part emulsioned walls, PVCu double glazed window with frosted glass to side aspect, extractor fan, vinyl flooring and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and separate fully tiled shower enclosure with mains fed shower and glass shower door.

### **BEDROOM 2 (11' 1" x 9' 0") or (3.39m x 2.74m)**

Emulsioned ceiling with one centre light, emulsioned walls, double built-in wardrobe, space for a double bed, PVCu double glazed window to front aspect, radiator and fitted carpet.

### **BEDROOM 3 (9' 10" x 9' 9") or (3.0m x 2.98m)**

Emulsioned ceiling with one centre light, emulsioned walls, single built in wardrobe, space for a double bed, PVCu double glazed window to front aspect, radiator and fitted carpet.

### **BEDROOM 4 (9' 5" x 8' 9") or (2.87m x 2.67m)**

Emulsioned ceiling with one centre light, emulsioned walls and PVCu double glazed window to rear aspect, radiator and fitted carpet. Currently used as a study which benefits from a main landline telephone and internet connections. Space for a single bed.

### **FAMILY BATHROOM (6' 4" x 5' 7") or (1.93m x 1.70m)**

Emulsioned ceiling with one centre light, part tiled / part emulsioned walls, PVCu double glazed window with frosted glass to rear aspect, extractor fan, radiator and fitted carpet. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and panelled bath with mixer tap and hand held shower attachment.

### **OUTSIDE**

The rear garden is bound by wood panel fencing and brick walling. Laid mainly to lawn with decorative chippings, raised decked area ideal for garden furniture. Access to the garage via pedestrian door. Side access to the driveway. Deceptively large plot with further areas to the side of the property and behind the garage.

The front of the property is open plan laid mainly to lawn with low brick wall and driveway for three vehicles. Garage access via electric roller shutter door. Outside power via socket set within the porch canopy.

### **DIRECTIONS**

Travelling out of Bridgend on Bryntirion Hill and then Park Street, turn left at the traffic lights into Broadlands. At the roundabout, take the 3rd exit followed by the first left hand turn onto Dan-Y-Deri. Turn left onto Esgair-y-llys, follow the road around to the right as it becomes Esgair-y-maes and the property can be found on the left hand side after the speed bump.

### **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](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.pjchomes.co.uk)

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