

Payton
Jewell
Caines



Pen Llwyn, Broadlands, Bridgend . CF31
5AZ

£210,000

PJC PAYTON
JEWELL
CAINES

Pen Llwyn, Broadlands, Bridgend . CF31 5AZ

Three bedroom semi detached house comprising entrance hall, w.c, lounge, kitchen / diner, three bedrooms and family bathroom. Driveway parking for three cars. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

£210,000 - Freehold

- Three bedroom semi detached house
- Generous driveway parking
- Open plan kitchen / diner
- Currently tenanted - £650 pcm
- Council tax - C / EPC - C
- Currently tenanted



DESCRIPTION

Three bedroom semi detached house comprising entrance hall, w.c, lounge, kitchen / diner, three bedrooms and family bathroom. Driveway parking for three cars. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

Broadlands is a sought after modern residential development to the west of Bridgend and benefits from a commercial centre with cafes, restaurants, food outlets, a dentist and pharmacy, as well as a Tesco express. Maes Yr Haul Primary school is located in the centre and both Brynteg and Bryntirion Comprehensive schools are within easy walking distance.

Key features

FREEHOLD

Convenient for walking into Bridgend town centre and Newbridge fields

Kitchen / diner

Quiet rear garden backing onto woodlands

Currently tenanted. Notice will be given to vacate

ENTRANCE

Via a part glazed PVCu door leading into the entrance hall.

ENTRANCE HALL

Centre light, emulsioned walls, wood effect laminate flooring and access into the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM (4' 8" x 3' 3") or (1.42m x 0.99m)

Centre light, emulsioned walls, PVCu double glazed window with frosted glass to front aspect and double radiator. Two piece suite comprising low level w.c. and wall mounted wash hand basin with tiled splash back.

LOUNGE (16' 10" x 14' 8") or (5.12m x 4.46m)

Centre light, smoke detector, emulsioned walls with one feature papered wall and fitted carpet. PVCu double glazed window to front aspect and double radiator. Access into under stairs cupboard. Staircase to the first floor with fitted carpet and handrail.

KITCHEN/DINER (14' 7" x 8' 6") or (4.45m x 2.58m)

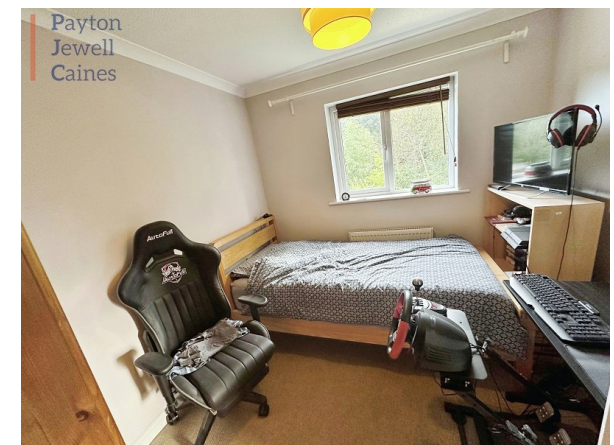
Two centre lights, emulsioned walls, radiator and slate effect ceramic tiled flooring. A range of wall and base units with complementary work top and tiling to splash back areas. Space for freestanding washing machine and fridge/freezer. Integrated appliances include electric oven, four ring gas hob and cooker hood. PVCu double glazed window to rear aspect. PVCu double glazed French doors opening into rear garden.

LANDING

Via stairs with fitted carpet and open balustrade. Centre light, access into the attic space, smoke detector and PVCu double glazed window to side aspect. Storage cupboard with radiator.

BEDROOM 1 (11' 1" x 8' 6") or (3.37m x 2.58m)

Emulsioned walls, fitted carpet, PVCu double glazed window to front aspect and double radiator.



BEDROOM 2 (9' 3" x 8' 6") or (2.81m x 2.58m)

Emulsioned walls, PVCu double glazed window to rear aspect, double radiator and fitted carpet. Built in double wardrobe.

BEDROOM 3 (9' 0" x 5' 11") or (2.74m x 1.81m)

Emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet. Access into storage cupboard.

FAMILY BATHROOM (6' 5" x 5' 10") or (1.96m x 1.78m)

Three piece suite comprising low level w.c. wash hand basin and bath with over bath shower . Radiator, PVCu double glazed window with frosted glass to rear aspect and vinyl flooring.

OUTSIDE

Enclosed rear garden laid to lawn and decking. Side garden laid to decking (in need of repair). All enclosed by closed board fence. Gated access to the front.


Open aspect garden to the front laid to lawn with concrete driveway for off road parking for up to 3 vehicles.

DIRECTIONS

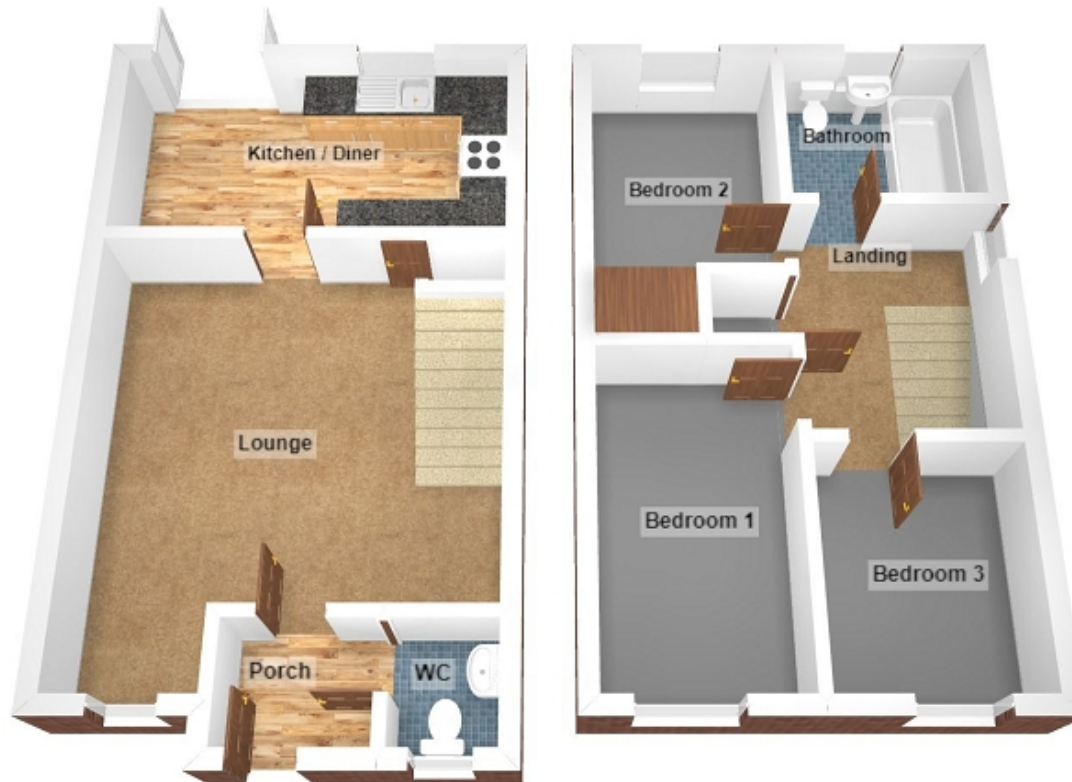
From Bridgend town centre take Park Street to the traffic Lights at the top of Bryntirion Hill, turn left into Broadlands, at the roundabout take the first left, continue along the road for some time until you see the turning on your left hand side for Pen Llwyn, enter Pen Llwyn and the property can be found on the second turning on your right.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(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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