

Payton
Jewell
Caines



Maes Y Piod, Broadlands, Bridgend . CF31
5FJ

£320,000

PJC PAYTON
JEWELL
CAINES

Maes Y Piod, Broadlands, Bridgend . CF31 5FJ

Four bedroom detached house comprising entrance hall, downstairs w.c. TWO RECEPTION ROOMS, kitchen/diner, utility, EN SUITE to bedroom one, family bathroom, enclosed rear garden, detached single GARAGE and driveway parking to the front. Viewing recommended.

£320,000 - Freehold

- Modern four bedroom detached house
- Two reception rooms plus kitchen/diner
- Utility and downstairs w.c.
- En suite to bedroom one, Council tax - E
- Enclosed South facing rear garden, EPC - C
- Single garage with driveway parking



DESCRIPTION

We are pleased to introduce for sale this four bedroom detached home on the popular location of Broadlands. The property is conveniently situated within walking distance of local day nursery, Maes Yr Haul Primary School and Bryntirion Comprehensive School. Broadlands also benefits from restaurants, cafe/bars, Tesco Express, family friendly pub and a dental surgery. Ideal family home

Key Features

FREEHOLD

South facing rear garden

Laleston side of Broadlands

ENTRANCE

Via front door into the entrance hall finished with emulsioned ceiling and walls, central light fitting, ceiling mounted smoke detector, skirting and fitted carpet. Under stair storage cupboard.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, central light fitting, emulsioned ceiling and walls, radiator, skirting and fitted carpet. Two piece suite comprising low level w.c. and corner wash hand basin with ceramic tiles to the splash back.

RECEPTION 2/DINING ROOM (9' 10" x 9' 2") or (3.00m x 2.80m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling, central light pendant, emulsioned walls, skirting and fitted carpet.

RECEPTION 1 (12' 10" max x 16' 1") or (3.90m max x 4.90m)

Measurements into the bay. Benefiting from dual aspect natural light via PVCu double glazed bay window to the front and PVCu double glazed window with a fitted roman blind to the side. Finished with emulsioned ceiling and walls with a high level feature picture rail, skirting and fitted carpet.

KITCHEN/BREAKFAST ROOM (16' 5" x 10' 2") or (5.00m x 3.10m)

Overlooking the rear garden via two PVCu double glazed windows and finished with emulsioned ceiling, central spot lights and light pendant, emulsioned walls, skirting and tile effect vinyl flooring. A range of low level and wall mounted units in a wood finish with brushed chrome handles and a complementary roll top work surface. Inset one and a half basin sink with mixer tap and drainer. Integrated waist height electric oven, four ring gas hob, overhead extractor hood and stainless steel splash back. Space for under counter fridge/freezer or dishwasher. Ample space for breakfast table and chairs. Arch way through to utility.

UTILITY

PVCu frosted glazed window to the side, emulsioned ceiling with ceiling mounted extractor, central light fitting and emulsioned walls. Matching low level and wall mounted kitchen units with plumbing for automatic washing machine and space for tumble. Inset sink with drainer and corner wall mounted Glo worm flexi com gas fired boiler.



LANDING

Via stairs with fitted carpet and wooden balustrade, access to loft storage, central light fitting, ceiling mounted smoke detector, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing the hot water tank.

BEDROOM 1 (16' 1" max x 11' 6") or (4.90m max x 3.50m)

L-shaped room overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

EN SUITE

PVCu frosted glazed window to the side, emulsioned ceiling with ceiling mounted smoke detector and central light fitting, emulsioned walls, skirting and fitted carpet. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and shower cubicle with a concertina glazed door housing a plumbed shower with ceramic tiles to all splash back areas. Shaver point and radiator.

BEDROOM 2 (10' 10" x 13' 1") or (3.30m x 4.00m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls with high level feature picture rail, skirting, fitted carpet and handy recess for a wardrobe.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, central light fitting, emulsioned ceiling, ceiling mounted extractor, radiator, emulsioned walls, skirting and fitted carpet. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath.

BEDROOM 3 (7' 9" x 9' 6") or (2.35m x 2.90m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

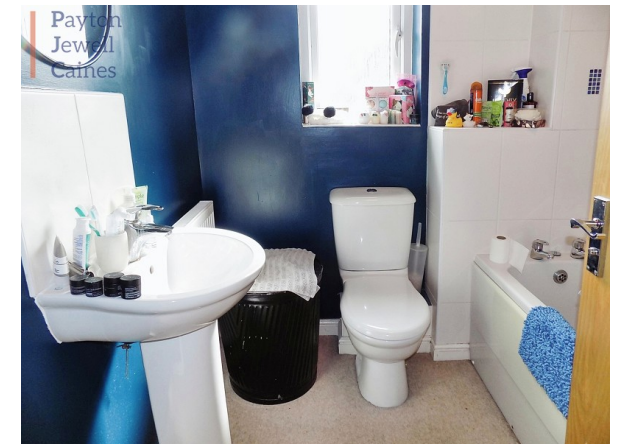
BEDROOM 4 (9' 6" x 6' 11") or (2.90m x 2.10m)

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


OUTSIDE

South facing enclosed rear garden laid to lawn with mature trees and shrubs, enclosed sitting area, detached single garage with traditional up and over door and driveway parking to the front.

Open aspect front garden laid to lawn with mature shrubs and central pathway to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(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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