

Payton
Jewell
Caines



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

£379,950

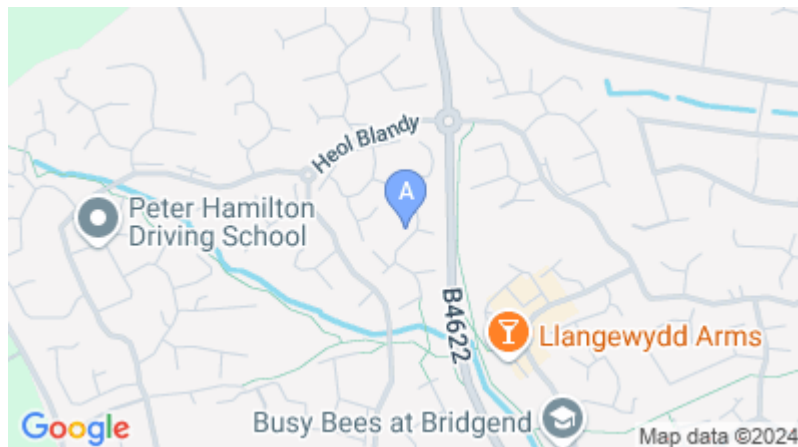
PJC PAYTON
JEWELL
CAINES

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

Well presented four bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, dining room, open plan kitchen/living/dining, utility, family bathroom, EN SUITE to bedroom one, enclosed rear garden and OFF ROAD PARKING to the front. Sold with no onward chain.

£379,950 - Freehold

- Four double bedroom detached house
- Fitted wardrobes to all bedrooms
- Recently fitted open plan kitchen/living/dining to the rear
- Refitted family bathroom and en suite
- Two further reception rooms, EPC -C / Council tax - E
- Well presented throughout
- Sold with NO onward chain



DESCRIPTION

Introducing this well presented four bedroom detached property benefiting from two reception rooms, open plan kitchen/living/dining, utility, downstairs w.c. en suite to bedroom one, family bathroom, enclosed rear garden and driveway parking to the front.

The property is 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.

Key Features

FREEHOLD

Open plan kitchen / living / dining room

Modern bathroom and en-suite

Fitted wardrobes to all bedrooms

Off road parking side by side

NO ONWARD CHAIN

ENTRANCE

Via part glazed composite front door into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, skirting, high gloss ceramic tiled flooring and handy space under the stairs.

DOWNSTAIRS W.C.

Ceiling mounted extractor, skimmed ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles and ceramic tiled flooring. Two piece suite in white comprising w.c. wash hand basin, vanity unit and wall mounted heated chrome towel rail.

DINING ROOM (8' 2" x 16' 5") or (2.50m x 5.00m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a skimmed and coved ceiling, central light pendant, emulsioned walls, skirting and laminate flooring. Doorway through to the utility.

LOUNGE (11' 8" x 19' 0" max) or (3.55m x 5.80m max)

Overlooking the front via PVCu double glazed window with fitted roman blind and fitted venetian blinds. Finished with emulsioned and coved ceiling, matching light fittings to the ceiling and to the wall, emulsioned walls, skirting and laminate flooring. Recessed wood burning stove with slate hearth and timber mantle. Double doors leading through to the open plan kitchen/living/dining.



KITCHEN/LIVING/DINING (27' 7" x 10' 10") or (8.40m x 3.30m)

The living area overlooks the rear garden via PVCu double glazed window with a fitted venetian blind and finished with a skimmed and coved ceiling, recessed LED spot lights, emulsioned walls, skirting and a continuation of the laminate flooring. The kitchen/dining area overlooks the rear garden via a PVCu double glazed window with a fitted venetian blind and PVCu double glazed sliding doors with built in venetian blinds. Finished with emulsioned and coved ceiling, recessed LED spot lights, emulsioned walls, skirting and high gloss ceramic tiled flooring. Recently fitted kitchen comprising low level and wall mounted units in contrasting high gloss dove grey and matt graphite grey with quartz work surface and splash back plinth. Inset one and half basin sink with swan neck tap and drainer, integrated fridge/freezer, dishwasher, microwave and space for Range cooker (to remain) with built in overhead extractor hood and quartz splash back. Central fixed Island with breakfast bar and storage below and doorway through to the utility.

UTILITY

Frosted glazed door leading to the side of the property, wall mounted and low level kitchen units with full height larder cupboard, inset sink with swan neck tap and plumbing for automatic washing machine.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned and coved ceiling, central light pendant, emulsioned walls and fitted carpet. Fitted storage cupboard with shelving.

BEDROOM 1 (13' 0" x 11' 10") or (3.95m x 3.60m)

Overlooking the front via two PVCu double glazed windows both with fitted venetian blinds and fitted roman blinds and finished with a skimmed and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Two double fitted wardrobes.

EN SUITE

PVCu frosted glazed window to the front, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and LVT wood effect flooring. Three piece suite comprising w.c. wash hand basin with chrome mixer tap and vanity shelf with storage and walk in shower cubicle with glazed door housing a plumbed shower with hand attachment and rainwater head. Heated chrome towel rail.

BEDROOM 2 (13' 7" x 8' 6") or (4.15m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted roman blind and finished with emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate flooring. Double fitted wardrobe.

BEDROOM 3 (9' 2" x 13' 1") or (2.80m x 4.00m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind and fitted roman blind and finished with a skimmed and coved ceiling, emulsioned walls, skirting and laminate flooring. Double fitted wardrobe.

BEDROOM 4 (12' 6" x 9' 6") or (3.80m x 2.90m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and fitted roman blind and finished with a skimmed and coved ceiling, emulsioned walls, skirting and laminate flooring. Double fitted wardrobe.



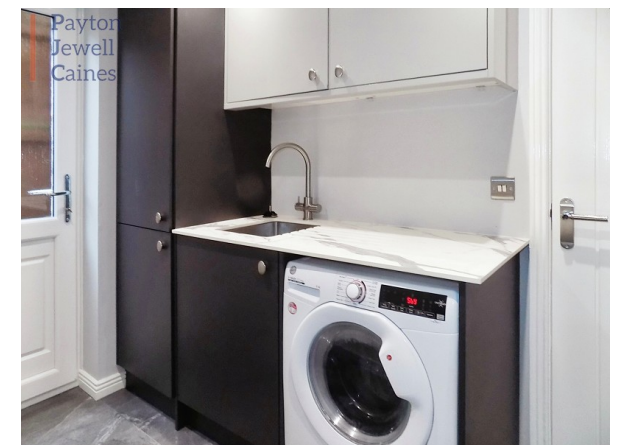
FAMILY BATHROOM

PVCu frosted glazed window to the rear and finished with emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity unit and bath with chrome mixer tap and a large shower cubicle with sliding glazed door housing a plumbed shower with hand attachment and rainwater head. Large wall mounted heated chrome towel rail.

OUTSIDE


Enclosed rear garden laid to two tiers, top tier is laid to patio with steps leading down to an area of decking and lawn with further elevated area of decking all enclosed with closed board fence. Side storage shed and side gated access back to the front.

Tarmac driveway suitable for side by side car parking and open aspect area of lawn. External porch.



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		82
(69-80) C	76	
(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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