

Payton
Jewell
Caines



Pant Gwyn, Broadlands, Bridgend County.
CF31 5BA

£359,950



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Modern four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, reception room two, dining room, lounge, kitchen, UTILITY, bathroom, four bedrooms with ENSUITE to master bedroom, enclosed private rear garden and OFF ROAD PARKING. Early viewing highly recommended.

£359,950 - Freehold

- Well presented four bedroom detached house
- Downstairs WC/ Utility
- Lounge/separate dining room/ second reception room
- Ensuite to master bedroom
- Enclosed and private rear garden
- Off road parking for two vehicles/ EPC - D , Council tax band - E



DESCRIPTION

Introducing this modern four bedroom detached house situated in the popular development of Broadlands which is well served with cafe, bars, wine bars, retail shops, dental surgery, public house, chemist and School. Good road access into Bridgend town centre and Porthcawl coastal area. Viewing highly recommended to fully appreciate this family home.

ENTRANCE

Via part frosted PVCu front door with PVCu frosted side panel into the entrance hall finished with textured and coved ceiling, centre pendant light, smoke alarm, half height feature papered wall with dado rail and the remainder emulsioned, skirting and oak flooring. Stairs leading to first floor. Door to lounge and kitchen. Door to downstairs WC. Door to reception room two. Under stair storage cupboard.

RECEPTION 2 (14' 10" x 7' 5") or (4.53m x 2.25m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, two PVCu double glazed windows overlooking the front of the property, skirting and lino flooring.

LOUNGE (15' 0" x 11' 3") or (4.57m x 3.43m)

Textured and coved ceiling, centre pendant light, emulsioned walls, two radiators, two PVCu double glazed windows overlooking the front of the property, skirting and a continuation of the oak flooring. Double wooden glazed doors leading to dining room.

DINING ROOM (11' 3" x 9' 10") or (3.44m x 3.00m)

Textured and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed doors leading to rear garden, skirting and a continuation of the oak flooring.

KITCHEN (14' 1" x 9' 7") or (4.30m x 2.93m)

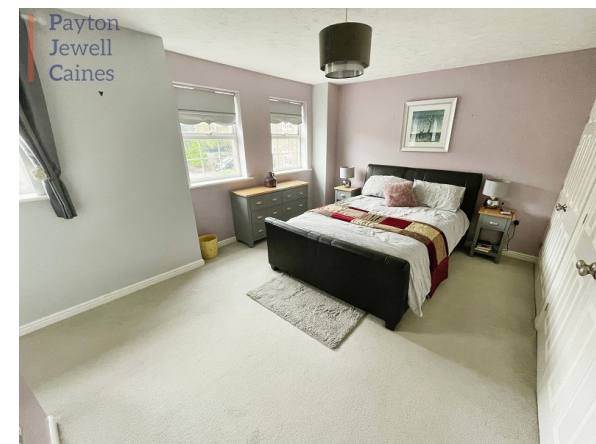
Textured ceiling, two sets of spot lights, emulsioned walls with tiling to splash back areas, radiator, two PVCu double glazed windows overlooking the rear garden, skirting and tiled flooring. A range of wall and base units in a shaker style with black handles and complementary square edge wooden work surfaces. Integrated double electric oven, five ring gas hob with overhead chrome and glass extractor fan. Space for freestanding dishwasher. Belfast sink with copper mixer tap. Space for large American style fridge/freezer. Arch opening into the utility area.

UTILITY (5' 9" max x 5' 1" max) or (1.76m max x 1.54m max)

Textured ceiling, centre spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed door leading to the side of the property, skirting and a continuation of the tiled flooring. A range of wall and base units in a matching shaker style to the kitchen in cream with complementary wooden work surface. Space for washing machine and tumble dryer. Integrated stainless steel sink with mixer tap. Cupboard housing gas combination boiler (around 2 years old).

DOWNSTAIRS W.C. (5' 3" max x 4' 8" max) or (1.60m max x 1.41m max)

Textured ceiling, extractor fan, centre spot light, papered walls, radiator, skirting and a continuation of the oak flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome taps and tiled splash back.



FIRST FLOOR LANDING

Via stairs with handrail, spindles and fitted carpet. Textured ceiling, centre pendant light, emulsioned walls, radiator, skirting and fitted carpet. Access to boarded loft via pull down ladder with light installed. Doors to four bedrooms, family bathroom and airing cupboard with shelving.

BEDROOM 1 (17' 8" max x 11' 9" max) or (5.38m max x 3.58m max)

Textured ceiling, centre pendant light, emulsioned walls, radiator, three PVCu double glazed windows overlooking the front of the property, skirting and fitted carpet. Two double built in wardrobes and one single built in wardrobe. Door to ensuite.

EN SUITE (8' 0" max x 5' 5" max) or (2.45m max x 1.64m max)

Emulsioned ceiling, sunken spot lights, ceiling mounted extractor fan, emulsioned walls with tiling to splash back area, wall mounted cream towel radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and tiling to splash back, large walk in shower enclosure with sliding glass door and overhead chrome shower.

BEDROOM 2 (12' 3" x 9' 10") or (3.74m x 3.00m)

Textured ceiling, centre pendant light, emulsioned wall, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 3 (9' 0" max x 7' 7" max) or (2.74m max x 2.31m max)

Textured ceiling, centre spot lights, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, skirting and laminate floor.

BEDROOM 4 (8' 11" x 7' 11") or (2.72m x 2.42m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and laminate floor.

FAMILY BATHROOM (8' 0" x 7' 0") or (2.43m x 2.13m)

Textured ceiling, centre spot light, extractor fan, emulsioned walls with half height tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property, radiator, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps, bath with chrome mixer tap and shower attachment.

OUTSIDE

Good sized private enclosed rear garden mainly laid to Indian sandstone with an area of artificial grass and space for garden shed. Side access to the front of the property. Outside light, outside power and outside tap.

Off road parking to the front of the property for two vehicles. Pathway leading to the front door laid to Indian sandstone. Area of laid lawn and area of decorative stone with mature shrubbery.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

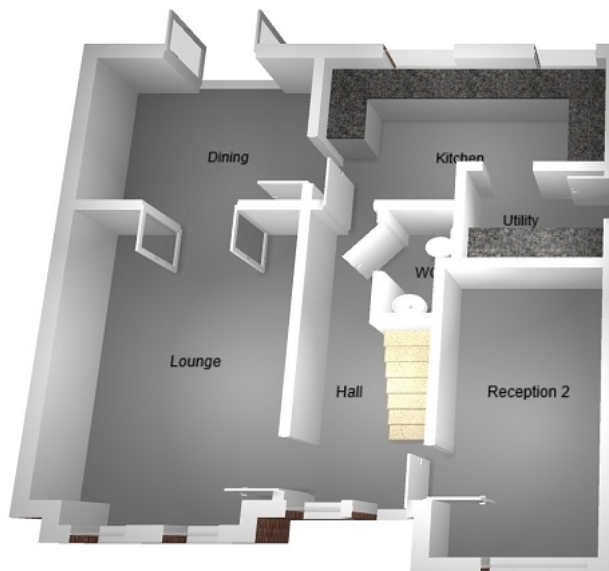


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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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