

Payton
Jewell
Caines



Chestnut Bush, Broadlands, Bridgend
County. CF31 5FG

£190,000

 PAYTON
JEWELL
CAINES

Chestnut Bush, Broadlands, Bridgend County. CF31 5FG

Two bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, family bathroom, two bedrooms, ENCLOSED REAR GARDEN and OFF ROAD PARKING. NO ONWARD CHAIN. Early viewing highly recommended.

£190,000 - Freehold

- Modern two bedroom semi detached house
- Open plan kitchen/diner
- Downstairs WC
- No onward chain
- Off road parking/ Good sized enclosed rear garden
- EPC - C, council tax band - C



DESCRIPTION

Introducing this two bedroom semi detached house would prove an ideal first time purchase. The property benefits from kitchen/diner, lounge, downstairs WC, family bathroom, two bedrooms, off road parking and enclosed rear garden. The property is offered for sale with no ongoing chain. Viewing highly recommended.

The property is situated on the popular development of Broadlands which is well served with shops, takeaways, cafe, public house, restaurant and Primary School. Good road access to Bridgend town centre and Porthcawl coastal area.

ENTRANCE

Via part frosted glazed timber door into the entrance hall finished with textured ceiling, centre pendant light, emulsioned walls, electric consumer box, radiator, skirting and wood effect laminate floor. Door to downstairs WC. Door to lounge.

DOWNSTAIRS W.C. (5' 5" x 2' 9") or (1.64m x 0.85m)

Textured ceiling, centre spot light, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and a continuation of the wood effect laminate floor. Two piece suite comprising low level WC and pedestal sink with chrome mixer tap.

LOUNGE (13' 11" x 13' 8") or (4.23m x 4.16m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the laminate flooring. Stairs leading to the first floor.

KITCHEN/DINER (13' 9" x 7' 10") or (4.20m x 2.38m)

Textured ceiling, two sets of spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, PVCu double glazed French doors leading out to the rear garden, skirting and a continuation of the laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Integrated electric oven with four ring gas hob and overhead chrome extractor fan. Inset stainless steel sink with chrome mixer tap. Washing machine which can remain. Space for freestanding fridge/freezer. Space for dining room table.

FIRST FLOOR LANDING

Via stairs with handrail, spindles and fitted carpet. Textured ceiling, centre pendant light, smoke alarm, access to part boarded loft via pull down ladder, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to two bedrooms, family bathroom and airing cupboard housing Worcester gas combination boiler, shelving and further storage space.

BATHROOM

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



BEDROOM 2 (12' 0" x 7' 3") or (3.65m x 2.21m)

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

BEDROOM 1 (10' 3" x 9' 10") or (3.13m x 2.99m)

Measurement to the face of the wardrobe. Textured ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Door to built in wardrobe with pendant light and shelving.


OUTSIDE

Good sized enclosed rear garden laid to patio and lawn with decorative stone chippings leading to a decked area to the rear. Shed to remain. Side gate leading to the front of the property. Outside tap.

Off road parking to the front of the property for two vehicles, paved pathway leading to the front door with laid lawn either side and mature shrubbery. Pathway leading to the rear of the property via side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(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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