

Payton  
Jewell  
Caines



Lowland Close, Broadlands, Bridgend. CF31  
5BU

Offers Over  
£180,000

 PAYTON  
JEWELL  
CAINES

## Lowland Close, Broadlands, Bridgend. CF31 5BU

We are pleased to offer for sale this two bedroom mid terraced house situated within a pleasant cul-de-sac of Broadlands. The property comprises entrance hall, lounge, kitchen/diner, family bathroom, EN SUITE to bedroom one, dedicated parking space and enclosed rear garden. NO ONGOING CHAIN.

### Offers Over £180,000 - Freehold

- Two bedroom mid terraced house
- Kitchen/diner with patio doors to the rear
- Good sized enclosed rear garden
- En suite to the master bedroom
- Ideal first time or investment purchase
- Dedicated parking space/ EPC - C / Council tax - C



## DESCRIPTION

We are pleased to introduce for sale this two bedroom mid terrace house situated in Broadlands. The property is conveniently located within close proximity to local shops, take away restaurants, school as well as dental surgery. Good road access to Bridgend town centre and Porthcawl coastal area. The property benefits from gas central heating and PVCu double glazing throughout. Ideal first time or investment purchase. Viewing recommended.

## ENTRANCE

Via part glazed and frosted wooden door into the entrance hall.

## ENTRANCE HALL

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls, skirting, radiator, wall mounted electric consumer box and tiled flooring. Two doors leading off.

## DOWNSTAIRS W.C. (5' 8" x 3' 3") or (1.72m x 1.00m)

Plumbing in place for facilities (currently not installed). Plastered and emulsioned ceiling with centre light and extractor fan, plastered and emulsioned walls, radiator, and tiled flooring.

## LOUNGE (14' 8" x 10' 4") or (4.46m x 3.16m)

Plastered and emulsioned ceiling with inset chrome spot lights and centre ceiling fan, plastered and emulsioned walls, skirting and laminate flooring in light grey. Feature electric fireplace with marble hearth, surround and wooden mantle. Two radiators and PVCu double glazed window overlooking the front of the property and door leading to under stairs storage cupboard. Door leading into the kitchen/diner.

## KITCHEN/DINER (13' 5" x 9' 0") or (4.10m x 2.75m)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls, tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style with complementary roll top laminate work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Space for freestanding fridge/freezer, washing machine and tumble dryer. Integrated four ring gas hob and double electric oven with overhead extractor fan. Worcester combination boiler housed within a kitchen cupboard. Space for small dining table, radiator and PVCu double glazed window overlooking the rear garden and PVCu double glazed French doors leading out to the rear garden. Stairs leading to the first floor.

## LANDING

Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with centre pendant light and smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms, family bathroom and airing cupboard which has built in shelving.

## FAMILY BATHROOM (6' 7" x 6' 2") or (2.01m x 1.89m)

Plastered and emulsioned ceiling with inset spot lights and extractor fan, half height tiled walls / half plastered and emulsioned walls, skirting and vinyl flooring in tile effect. Three piece suite comprising wash hand basin with chrome mixer tap, low level w.c. and bath with chrome taps and handheld shower attachment. Wall mounted mirrored cabinet and radiator. PVCu frosted double glazed window overlooking the rear of the property.



### **BEDROOM 1 (13' 5" x 10' 8") or (4.10m x 3.24m)**

Plastered and emulsioned ceiling with inset chrome spot lights, centre fan, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in double wardrobe with hanging rails and shelving. Door leading into the en suite.

### **EN SUITE (5' 3" x 5' 0") or (1.59m x 1.52m)**

Plastered ceiling with inset spot lights, extractor fan, part tiled / part emulsioned walls, skirting, tiled flooring, radiator and PVCu double glazed window overlooking the front of the property. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and shower cubicle with glass sliding doors and overhead chrome shower. Wall mounted mirrored cabinet.

### **BEDROOM 2 (13' 0" max x 7' 1" max) or (3.95m max x 2.15m max)**

Plastered and emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator. Double built in wardrobe with hanging rail and shelving.

### **OUTSIDE**


Good sized enclosed rear garden, area of wooden decking with raised beds, further area laid to lawn and decked area to the rear. Picket fencing. Beyond the rear fence is an additional area of garden enclosed by fencing that leads round to the front of the property.

Pathway leading to the front door with overhead canopy.

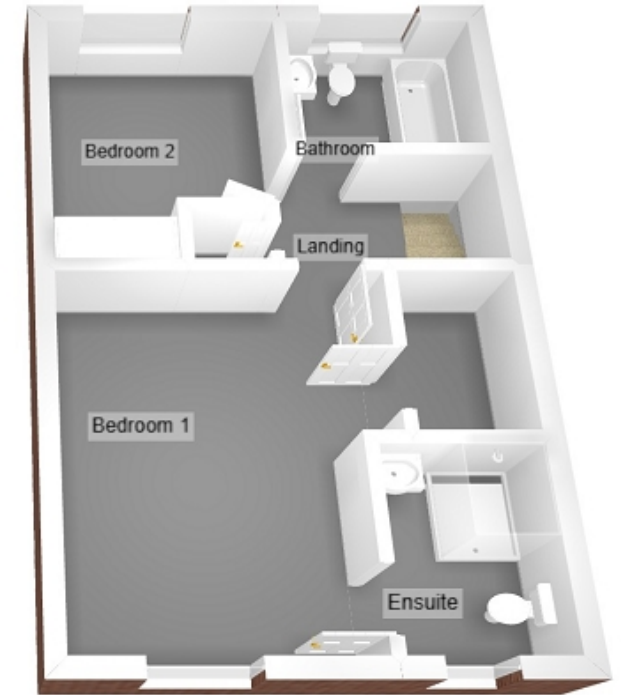
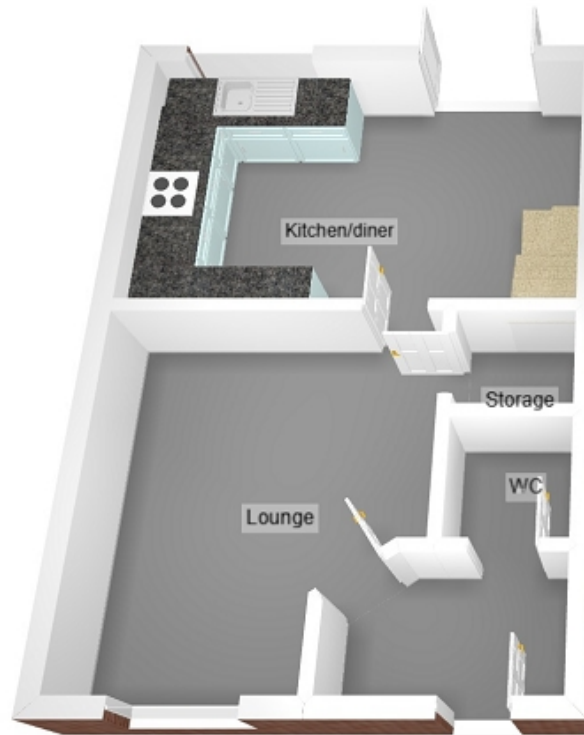
Dedicated parking space.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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