



Pen Llwyn, Broadlands, Bridgend. CF31 5AZ

£187,500



# Pen Llwyn, Broadlands, Bridgend. CF31 5AZ

Modern two bedroom semi detached property situated in the sought after location of Broadlands. The property benefits from gas central heating, off road parking, downstairs w.c. and enclosed garden to the rear. Ideal first time or investment purchase.

**£187,500 - Freehold**

- Two bedroom semi detached house
- Kitchen/diner
- Downstairs cloakroom
- Walk in wardrobe to master bedroom, council tax -C
- Enclosed maintenance free rear garden, EPC-C
- Off road parking / No onward chain



## DESCRIPTION

We are pleased to offer for sale with no ongoing chain this two bedroom semi detached property situated within the sought after location of Broadlands. Broadlands benefits from a central commercial hub offering a Tesco Express, many food outlets, a family friendly public house, a children's nursery as well as Maes Yr Haul primary school. There are local bus routes serving the area and the position of this property is ideal for walking distance to Bridgend town centre as well as good access to the M4 and A48.

### Key Features

2 double bedrooms

Driveway parking for 2/3 cars

FREEHOLD

Newbridge Fields side of Broadlands

NO ONWARD CHAIN

## ENTRANCE

Via timber door with frosted glass panels through to the entrance hall.

## ENTRANCE HALL

Stippled ceiling with ceiling light, skimmed and emulsioned walls, wall mounted electric box, laminate flooring in light wood effect and doorway leading to the downstairs w.c.

## DOWNSTAIRS W.C. (5' 0" x 3' 3") or (1.53m x 0.99m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls with ceramic tiling to splash back areas, fitted carpet, radiator and PVCu frosted double glazed window overlooking the front of the property. Two piece suite in white comprising low level w.c. and wall mounted wash hand basin.

## LOUNGE (13' 10" x 13' 8") or (4.21m x 4.16m)

Stippled ceiling with ceiling light, smoke alarm, skimmed and emulsioned walls with two wall lights, radiator, a continuation of the laminate flooring, PVCu double glazed window overlooking the front of the property and aerial point. Staircase leading to the first floor. Door leading into the kitchen/diner.

## KITCHEN/DINER (13' 9" x 7' 8") or (4.19m x 2.34m)

Stippled ceiling with two sets of spot lights and smoke detector, skimmed and emulsioned walls with ceramic tiling to the splash back areas, radiator and PVCu double glazed window overlooking the rear of the property. Timber door with glass panels leading to the rear patio. The kitchen comprises a range of wall and base units with coordinating work top, space for fridge/freezer and space and plumbing for automatic washing machine, stainless steel inset sink with drainer and mixer tap. Integrated four gas hob burner with overhead extractor hood and integrated oven. Vinyl flooring in tile effect and Worcester wall mounted gas fired combination boiler.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Stippled ceiling with ceiling light and smoke detector, access to the loft, skimmed and emulsioned walls, PVCu double glazed window to the side of the property and fitted carpet. Fitted storage cupboard with radiator.



## **BEDROOM 1 (10' 5" x 9' 9") or (3.18m x 2.97m)**

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted carpet and fitted storage cupboard.

## **BEDROOM 2 (11' 11" x 7' 8") or (3.62m x 2.33m)**

Measurements narrow to 1.43m. Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

## **FAMILY BATHROOM (6' 4" x 5' 10") or (1.92m x 1.79m)**

Stippled ceiling with ceiling light and extractor fan, part emulsioned/part tiled walls, radiator, PVCu frosted glazed window overlooking the rear of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower and shower screen. Laminate flooring in medium oak effect.

## **OUTSIDE**

Fully enclosed low maintenance rear garden laid to patio, area of artificial grass and steps leading up to a decked area perfect for garden furniture with further areas for planting. Access to outside water tap and gated access leading to the front of the property.


Open plan frontage with area laid mainly to lawn and driveway with off road parking for up to two vehicles and steps leading to the front door.

## **DIRECTIONS**

From Bridgend take the A48, at the roundabout take the 3rd exit onto Broadlands development, at the next roundabout take the 3rd exit and turn right onto Greystone, stay on the road until you see the entrance to Pen Llwyn, follow the road around and the property can be found on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(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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