

Payton
Jewell
Caines



Clos Castell Newydd, Broadlands, Bridgend
. CF31 5DR

£360,000

PJC PAYTON
JEWELL
CAINES

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Beautifully presented four bedroom DETACHED house comprising entrance hall, lounge, study/playroom, dining area, kitchen/breakfast room, utility, two EN SUITES, bathroom, double tandem garage and off road parking. Viewing highly recommended.

£360,000

- Four bedroom detached house
- Beautifully presented throughout
- Lounge / dining room / study
- Two en suites
- Garage and driveway
- EPC - C / Council tax -



DESCRIPTION

We are pleased to introduce for sale this four bedroom detached home on the popular location of Broadlands. The property is conveniently situated within walking distance of local day nursery, Maes Yr Haul Primary School and Bryntirion Comprehensive School. Broadlands also benefits from restaurants, cafe/bars, Tesco Express, family friendly pub and a dental surgery. Ideal family home.

ENTRANCE

Via shared access with area laid to lawn and driveway to the side of the property. Steps leading to the front door with canopy and decorative slate and shrubbery. External light. PVCu glazed front door leading into the entrance hall.

ENTRANCE HALL (6' 11" x 6' 3") or (2.10m x 1.90m)

Tiled flooring, artexed and coved ceiling, emulsioned walls and radiator. Stairs leading to the first floor with fitted carpet.

KITCHEN (11' 10" x 8' 1") or (3.60m x 2.46m)

Overlooking the front via PVCu window and finished with emulsioned ceiling and walls, tiling to splash back areas and tiled flooring. A range of wall and base units in white with complementary wooden work surface and matching up stand. Stainless steel Lamona sink with mixer tap and drainer. Space for freestanding dishwasher and fridge/freezer. Double oven with five gas burner ring and stainless steel splash back and overhead extractor hood. Built in double oven and wine rack, opening to the under stairs area and arch way leading to the utility room.

UTILITY (8' 2" x 5' 7") or (2.50m x 1.70m)

Artexed ceiling, emulsioned walls with tiling to the splash back areas, base unit with complementary work surface with matching upstand and tiled flooring. Lamona stainless steel sink drainer with mixer tap. Space and plumbing for washing machine and radiator. PVCu glazed door to the side of the property.

DOWNSTAIRS W.C. (2' 11" x 5' 7") or (0.90m x 1.70m)

Artexed ceiling, emulsioned walls and continuation of the tiled flooring. Two piece suite comprising low level w.c. pedestal wash hand basin with stainless taps and tiled splash back. Stainless steel towel rail.

DINING ROOM (11' 6" x 8' 7") or (3.50m x 2.61m)

Artexed and coved ceiling, emulsioned walls, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property. Internal glazed doors leading to the lounge.

LOUNGE (18' 4" max x 10' 2" max) or (5.60m max x 3.10m max)

Artexed and coved ceiling, emulsioned walls, laminate flooring, two radiators and PVCu double glazed French doors leading out to the rear garden. Feature fire surround with marble hearth and back plate housing a gas fire.

STUDY (8' 2" x 7' 3") or (2.50m x 2.20m)

Artexed ceiling, emulsioned walls, radiator, laminate flooring and PVCu double glazed window to the front of the property.



FIRST FLOOR LANDING

Via stairs with fitted carpet and glass balustrade. Attic access, emulsioned ceiling and fitted carpet. Door leading into an airing cupboard.

BEDROOM 1 (14' 9" max x 10' 2" max) or (4.50m max x 3.10m max)

Measurements narrow to 3.3m.

Artexed ceiling and emulsioned walls, fitted carpet, radiator, PVCu window overlooking the front of the property and fitted carpet. Built in double wardrobes and door leading into the en suite.

EN SUITE (5' 11" x 5' 7") or (1.80m x 1.70m)

Emulsioned ceiling with spot lights and extractor fan, part emulsioned/ part tiled walls, LVT flooring and PVCu window overlooking the front of the property. Three piece suite in white comprising WC, wash hand basin with mixer tap set within vanity unit and quadrant style shower cubicle with stainless steel power shower and hand attachment. Towel rail radiator and PVCu frosted double glazed window to the side of the property.

BEDROOM 2 (11' 2" x 8' 10") or (3.40m x 2.70m)

Artexed ceiling, emulsioned walls, fitted carpet, built in double wardrobe, PVCu window to the rear of the property and radiator.

EN SUITE (6' 7" x 4' 11") or (2.0m x 1.50m)

Emulsioned ceiling with spot lights and extractor fan, part emulsioned/part tiled wall, LVT flooring and PVCu window overlooking the front of the property. Three piece suite in white comprising WC, wash hand basin with mixer tap set within vanity unit and quadrant style shower cubicle with stainless steel power shower and hand attachment. Towel rail radiator and frosted PVCu frosted double glazed window to the side of the property.

BEDROOM 3 (8' 2" x 8' 6") or (2.50m x 2.60m)

Artexed ceiling, emulsioned walls, fitted carpet, PVCu window to the rear of the property, radiator and built in double wardrobe.

BEDROOM 4 (10' 2" x 7' 10" max) or (3.10m x 2.40m max)

Artexed ceiling, emulsioned walls with one feature papered wall, fitted carpet, PVCu double glazed window to the front of the property and radiator.

BATHROOM (8' 6" x 4' 9") or (2.60m x 1.45m)

Emulsioned ceiling with spot lights and extractor fan, part emulsioned / part tiled walls, LVT flooring and PVCu glazed window overlooking the side of the property. Three piece suite in white comprising WC, wash hand basin with stainless steel mixer tap set within vanity unit and bath with mixer tap and overhead shower, shower attachment and glass bi-fold shower screen.

OUTSIDE

Enclosed via wall and fencing, laid to patio and lawn, mature shrubs and trees. Gravel area and step down to a further patio area and access to the garage.


GARAGE

PVCu French doors leading to an area of the garage used as a gym. Recently fitted electric consumer box.



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		83
(69-80) C	69	
(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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