

Payton  
Jewell  
Caines



Heol-y-bardd, Bridgend, Bridgend County.  
CF31 4SS

£370,000

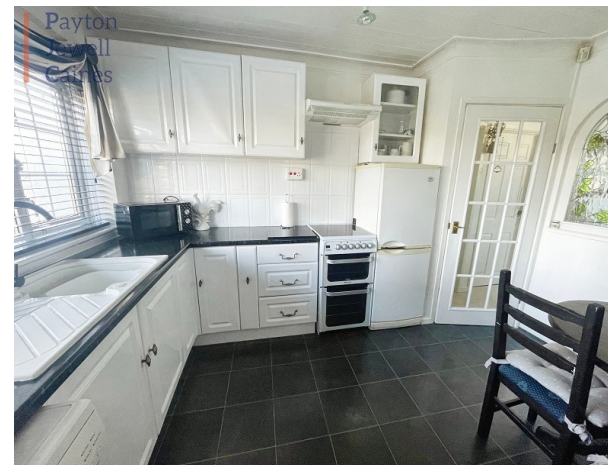
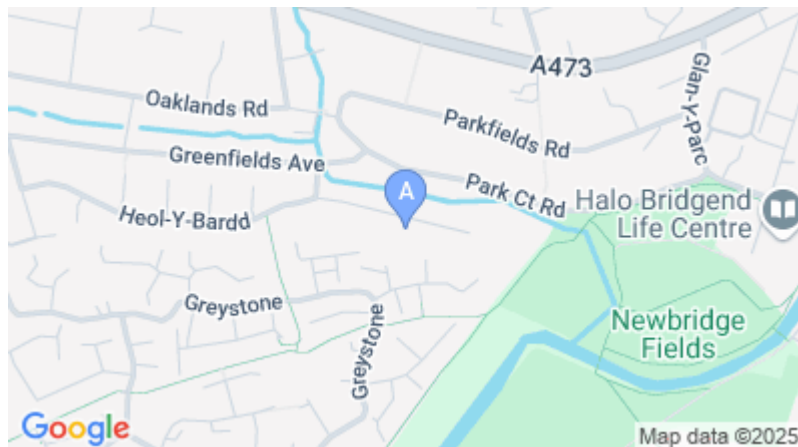
**PJC** PAYTON  
JEWELL  
CAINES

# Heol-y-bardd, Bridgend, Bridgend County. CF31 4SS

Three bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, two reception rooms, kitchen/ diner, three bedrooms, shower room, rear garden, OFF ROAD PARKING and GARAGE. CUL DE SAC prime location. Viewing highly recommended.

**£370,000 - Freehold**

- Three bedroom detached house
- Two reception rooms
- Downstairs WC
- Kitchen/diner
- Off Road Parking/ Garage
- Rear garden/ EPC - D Council tax band - D



## DESCRIPTION

Introducing this three bedroom detached home comprising entrance hall, downstairs WC, two reception rooms, kitchen/diner, three bedrooms, shower room, rear garden, off road parking and garage. The property is located within a sought after cul de sac in a prime location, within easy walking distance of Bridgend town centre, Newbridge Fields and Broadlands. Early viewing highly recommended.

### ENTRANCE PORCH (2' 7" x 5' 7") or (0.80m x 1.70m)

Via steps and PVCu glazed door leading into the entrance porch finished with PVC panelled ceiling, glazed units set on dwarf wall, porcelain tiled flooring and PVCu panelled door leading into entrance hall.

### ENTRANCE HALL (12' 10" x 6' 3") or (3.90m x 1.90m)

Stairs leading to first floor with fitted carpet and spindle balustrade. Frosted PVCu window overlooking the side of the property. Emulsioned ceiling and walls, coving, radiator and porcelain tiled flooring.

### DOWNSTAIRS W.C.

Tiled walls, PVCu frosted glazed window overlooking the side of the property with blinds, radiator and a continuation of the porcelain tiled flooring from the entrance. Two piece suite comprising WC and wash hand basin set on vanity unit.

### LOUNGE (10' 6" x 10' 2") or (3.20m x 3.10m)

Papered and coved ceiling, ceiling rose, radiator, papered walls, PVCu bay window overlooking the front and laminate flooring.

### KITCHEN/DINER (11' 10" x 8' 6") or (3.60m x 2.60m)

Wooden painted ceiling, coving, part emulsioned/part tiled/part clad walls, PVCu window overlooking the rear of the property with blinds, radiator and tile effect laminate flooring. A range of wall and base units with complementary work surface. Sink and drainer with black mixer tap. Space for washing machine. Space for freestanding fridge/freezer and space for freestanding cooker. Extractor fan. Feature stained glass arch window overlooking the entrance hall. PVCu frosted glazed door to the side of the property.

### RECEPTION 2 (19' 0" x 10' 6") or (5.80m x 3.20m)

Emulsioned and coved ceiling, ceiling rose, emulsioned walls with dado rail, feature fireplace with gas inset fire and marble hearth, radiator, PVCu French doors leading out to rear garden with windows either side and laminate flooring.

### FIRST FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. PVCu frosted window to the side of the property, papered and coved ceiling, ceiling rose, access to attic, emulsioned walls with dado rail and fitted carpet. Doors leading to three bedrooms and shower room. Airing cupboard housing Worcester combination boiler and radiator.

### BEDROOM 1 (11' 2" x 8' 10") or (3.40m x 2.70m)

Papered ceiling, ceiling rose, emulsioned walls, PVCu window overlooking the rear with blinds, radiator and laminate flooring.



## **BEDROOM 2 (10' 6" x 10' 6") or (3.20m x 3.20m)**

Emulsioned ceiling and walls, PVCu window overlooking the front of the property with blinds, radiator and fitted carpet.

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

Emulsioned ceiling and walls, PVCu window overlooking the rear of the property with blinds, radiator and laminate flooring.

## **SHOWER ROOM (7' 3" x 8' 2") or (2.20m x 2.50m)**

Panelled ceiling, tiled walls, frosted PVCu window overlooking the front of the property, radiator and tiled flooring. Three piece suite in white comprising WC and wash hand basin set within vanity unit with storage and shower cubicle with stainless steel shower with hand attachment and aqua panels.

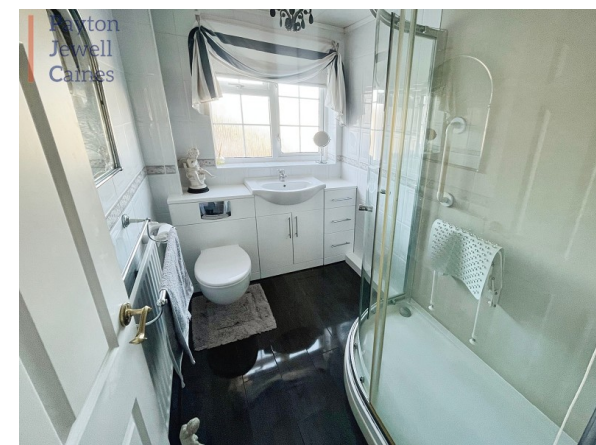
## **OUTSIDE**

The rear garden is mainly laid to lawn with paved patio area and mature shrubs. Gate and steps leading down to Newbridge Fields. Dwarf wall and steps leading down to side garden. Access to the front of the property via wrought iron gate.

The front of the property is enclosed by dwarf wall, hedgerow and wrought iron railings. Wrought iron gates lead to block paved driveway.


## **GARAGE**

Traditional up and over door. Pitched roof.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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