

Payton
Jewell
Caines



Chestnut Bush, Broadlands, Bridgend. CF31
5FG

£275,000

PJC PAYTON
JEWELL
CAINES

Chestnut Bush, Broadlands, Bridgend. CF31 5FG

Three bedroom semi detached house comprising entrance hall, downstairs w.c. lounge, garage conversion/reception two, extended kitchen/diner, three bedrooms to the first floor with family bathroom, OFF ROAD PARKING to the front and enclosed rear garden. Viewing recommended.

£275,000 - Freehold

- Fantastic size corner plot
- Three bedroom semi detached house
- Extended kitchen/diner with vaulted ceiling
- Garage conversion / reception two
- Downstairs w.c. and off road parking to the front
- Enclosed rear garden, EPC - / Council tax - D



DESCRIPTION

Introducing this well presented three bedroom semi detached house with garage conversion and open plan kitchen/diner. Located in the sought after development of Broadlands and within easy walking distance of Maes Yr Haul primary school and the retail and cafe facilities. The property benefits from a lounge, downstairs w.c. garage conversion, kitchen/diner with vaulted ceiling, enclosed landscaped and private rear garden and driveway parking to the front. The property would make an ideal family purchase and viewing is highly recommended.

ENTRANCE

Via part glazed and frosted composite front door into the entrance porch.

ENTRANCE PORCH

Textured and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator, wall mounted electric consumer box and solid oak flooring. Oak doors leading to the lounge and downstairs w.c.

DOWNSTAIRS W.C. (5' 4" x 2' 10") or (1.62m x 0.86m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator and tiling to the splash back areas. PVCu frosted double glazed window overlooking the front of the property and vinyl flooring in tile effect. Two piece suite comprising low level w.c. and pedestal wash hand basin with mixer tap and wall mounted mirror.

LOUNGE (15' 8" x 14' 9") or (4.77m x 4.50m)

Via oak glazed door and finished with textured and coved ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and a continuation of the solid oak flooring. PVCu double glazed window overlooking the front of the property and radiator. Stairs leading to the first floor and oak doors leading to the garage conversion and kitchen/diner.

GARAGE CONVERSION / RECEPTION 2 (11' 6" x 8' 6") or (3.51m x 2.58m)

Plastered, emulsioned and coved ceiling with inset spotlights, plastered and emulsioned walls with one feature papered wall, skirting and a continuation of the solid oak flooring. Vertical anthracite grey designer radiator, PVCu double glazed window overlooking the front of the property and aluminium bi-fold doors leading to the rear garden.

KITCHEN/DINER (25' 3" max x 15' 2" max) or (7.69m max x 4.62m max)

Plastered and emulsioned ceiling with inset spotlights, vaulted ceiling with velux double glazed window, plastered and emulsioned walls, radiator, tiling to the splash back areas, skirting, plinth heating to the kitchen area and vinyl flooring in herringbone design. A range of base and wall units in shaker style with complementary square edge work surfaces housing an inset stainless steel sink with chrome tap. Integrated fridge/freezer, dishwasher, washing machine, tumble dryer, double electric oven and four ring induction hob with overhead extractor fan. Pantry cupboard and PVCu double glazed windows overlooking the side and rear of the property. Part glazed PVCu double glazed door and PVCu double glazed French doors leading out to the rear garden. Ample space for dining table and chairs.



LANDING

Via stairs with fitted carpet and spindle balustrade with handrail. Textured ceiling with centre light, smoke alarm and access to the loft. Plastered and emulsioned walls, skirting and a continuation of the fitted carpet. PVCu double glazed window overlooking the side of the property and radiator. Door leading into an airing cupboard and doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM (6' 6" x 6' 2") or (1.97m x 1.88m)

Textured ceiling with centre light and extractor fan, plastered and emulsioned walls, half height tiling to one wall and fully tiled to the bath and shower area, skirting and vinyl flooring in tile effect. Three piece suite comprising bath with folding glass screen, chrome taps and overhead chrome mixer shower, low level w.c. and pedestal wash hand basin with chrome taps. Radiator, wall mounted mirrored cabinet and PVCu frosted double glazed window overlooking the rear of the property.

BEDROOM 1 (11' 3" x 8' 11") or (3.42m x 2.71m)

Measurements are to the wardrobe. Textured ceiling with centre pendant light, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. Built in double wardrobe with hanging rails and shelving. PVCu double glazed window overlooking the front of the property and radiator.

BEDROOM 2 (10' 1" x 8' 11") or (3.08m x 2.71m)

Measurements are to the wardrobes. Textured ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. Built in storage cupboard with hand rails and shelving, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (10' 6" x 6' 7") or (3.20m x 2.00m)

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

OUTSIDE


To the front of the property is a block paved driveway for 2/3 vehicles with side gated access. Border with shrubbery and overhead canopy to the front door.

Good size enclosed rear garden situated on a corner plot with composite decking in dark anthracite grey, raised border with bamboo, area of porcelain slabs ideal for seating area and raised borders to the rear and to the side with built in water feature. To the rear of the property is a continuation of the composite decking with pergola and artificial grass area. Summer house to remain. Outside tap, double sockets and built in barbeque.



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		88
(69-80) C	77	
(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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