

Payton  
Jewell  
Caines



Pen Llwyn, Broadlands, Bridgend. CF31 5AZ

£370,000



# Pen Llwyn, Broadlands, Bridgend. CF31 5AZ

Well presented four bedroom DETACHED house comprising entrance hall, lounge, reception two, dining room, kitchen, downstairs w.c. family bathroom, EN SUITE to bedroom one, enclosed rear garden and OFF ROAD PARKING. Planning permission for a double extension to the rear and drop curb to the front. Viewing recommended.

£370,000 - Freehold

- Four bedroom detached house
- Three reception rooms
- Downstairs w.c.
- En suite to master bedroom
- Off road parking
- Planning permission for double extension to the rear
- EPC - C / Council tax -



## DESCRIPTION

Introducing this well presented four bedroom detached house situated within the sought after location of Broadlands. The property benefits from three reception rooms, downstairs w.c. en suite to bedroom one, enclosed rear garden and off road parking. 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.

## ENTRANCE

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

## ENTRANCE HALL

Plastered and emulsioned ceiling with centre light, plastered and emulsioned, skirting, laminate flooring in wood effect and doors leading to the lounge and downstairs w.c.

## DOWNSTAIRS W.C. (37' 6" x 3' 2") or (11.44m x 0.97m)

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

## LOUNGE (16' 8" x 11' 1") or (5.07m x 3.38m)

Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting and a continuation of the laminate flooring. Box bay PVCu double glazed window overlooking the front of the property and radiator. Stairs leading to the first floor, door leading to the kitchen and double doors opening into reception 2. Door leading to a good size under stairs storage area which houses the electric consumer box.

## KITCHEN (14' 8" x 8' 5") or (4.47m x 2.57m)

Plastered and emulsioned ceiling with two centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and laminate flooring in tile effect. A range of base and wall units with complementary roll top work surfaces housing a one and half sink with chrome mixer tap. Integrated fridge/freezer, double oven, five ring gas hob with overhead chrome and glass extractor fan. Freestanding washing machine and dishwasher to remain. Integrated fridge freezer, breakfast bar with tumble dryer and space for breakfast stools. Wall mounted boiler, PVCu double glazed window overlooking the rear of the property and double PVCu part glazed doors leading out to the rear garden. Door leading into the dining room.

## DINING ROOM (12' 10" max x 8' 6" max) or (3.90m max x 2.58m max)

Plastered and emulsioned ceiling with three sets of lights, plastered and emulsioned walls with one feature papered wall, skirting and a continuation of the laminate flooring in wood effect. Radiator and PVCu double glazed French doors leading out to the rear garden. Space for large dining table and chairs. Double doors leading to reception 2.



## RECEPTION 2 (16' 8" x 12' 9") or (5.09m x 3.88m)

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and a continuation of the laminate flooring in wood effect. Box bay PVCu double glazed window overlooking the front of the property and radiator.

## LANDING

Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with inset spot lights, smoke alarm and access to the loft. Plastered and emulsioned walls, skirting, fitted carpet and PVCu double glazed window overlooking the side of the property. Doors leading to four bedrooms, family bathroom and airing cupboard.

## FAMILY BATHROOM (8' 11" x 6' 6") or (2.72m x 1.98m)

Plastered, emulsioned and covered ceiling with centre light and extractor fan, floor to ceiling tiled walls and tiled flooring. Four piece suite comprising corner bath with chrome mixer tap and handheld shower attachment, corner shower with folding glass screen, w.c. and vanity sink unit with chrome mixer tap. Wall mounted mirror and PVCu frosted double glazed window overlooking the rear of the property.

## BEDROOM 1 (12' 10" max x 13' 0" max) or (3.91m max x 3.95m max)

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Freestanding wardrobes (to remain). Door leading to the en suite.

## EN SUITE (6' 3" x 4' 10") or (1.91m x 1.47m)

Plastered and emulsioned ceiling with inset gold spot lights, aqua panelled walls in marble effect, vinyl flooring in tile effect. Three piece suite comprising large walk in shower with overhead gold shower mixer and frosted screen, w.c. and vanity sink unit with gold mixer tap, built in storage cupboard and wall mounted mirror. Gold towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property.

## BEDROOM 2 (12' 9" max x 10' 4" max) or (3.89m max x 3.15m max)

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property.

## BEDROOM 3 (11' 7" x 8' 4") or (3.53m x 2.54m)

Measurements are to the wardrobes. Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Double built in wardrobe with hanging rails and shelving.

## BEDROOM 4 (8' 10" x 5' 11") or (2.70m x 1.80m)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.



## OUTSIDE

Open space to the front of the property, planning has been granted for a dropped curb which would create a large area for off road parking to the front. Paved path leading to the front door, small area of lawn and decorative stone. Side gate leading to the rear of the property.

Enclosed good size rear garden, laid to paving and decking with decorative stones and steps leading to an area laid to lawn with hard standing for freestanding shed. Path leading to the rear gate leading to off road parking for 2 vehicles. Outside tap.


## NOTE

All fitted blinds to remain.



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# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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		
<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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