



Lowland Close, Broadlands, Bridgend,
CF31 5BU

£125,000

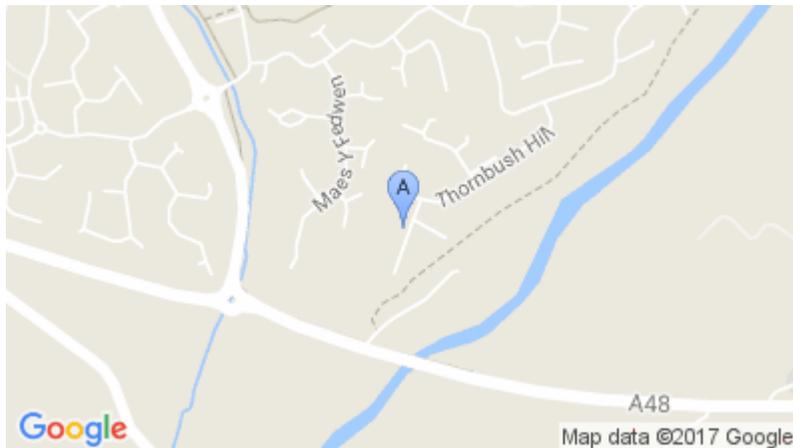


Lowland Close, Broadlands, Bridgend. CF31 5BU

We are pleased to offer this two bedroom mid terraced house, situated within a pleasant cul-de-sac of Broadlands. This property would prove an ideal first time purchase or investment opportunity and can be offered with no ongoing chain. Viewing highly recommended to fully appreciate.

£125,000

- Two bedroom mid terraced house
- Kitchen/diner with patio doors to rear
- Generous sized lounge
- Downstairs cloakroom/w.c.
- Master bedroom with en suite
- Single garage & designated parking



DESCRIPTION

A two bedroom mid terraced house, situated within a cul de sac of similar style properties, located within Broadlands which is well served with cafes/wine bars, public house/restaurant, school and dental surgery. Good road access to Bridgend town centre and Porthcawl coastal area. The property benefits from gas central heating, PVCu double glazing throughout, single garage and designated parking. Viewing comes highly recommended to fully appreciate this ideal first time purchase/investment.

ENTRANCE

Access via PVCu part glazed front door into entrance hallway.

ENTRANCE HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring.

CLOAKROOM/W.C

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Tiling to splash back areas. Two piece suite comprising low level w.c. and pedestal wash hand basin. Radiator. Laminate flooring.

LOUNGE (14' 5" x 10' 5") or (4.39m x 3.17m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to front. Two radiators. Feature fireplace with marble hearth, back plate and electric fire. Under stairs storage cupboard. Laminate flooring.

KITCHEN/DINING ROOM (13' 5" x 9' 0") or (4.09m x 2.75m)

Skimmed ceiling. Down lights. Part emulsioned part tiled walls. A range of base and wall units with complementary work surface. One cupboard housing gas boiler. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Built-in electric double oven, four ring gas hob and extractor. PVCu double glazed window to rear. Double radiator. Staircase leading to first floor. Double glazed sliding patio doors to rear. Ample space for dining furniture. Ceramic tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Emulsioned walls. Airing cupboard housing hot water tank. Fitted carpet.

BEDROOM 1 (11' 6" x 10' 8") or (3.50m x 3.26m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Built-in double door wardrobe. PVCu double glazed window to front elevation. Radiator. Fitted carpet.

EN SUITE

Skimmed ceiling. Down lights. Extractor fan. Part tiled part emulsioned walls. Three piece suite comprising fully tiled corner shower cubicle with glass sliding door, low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to front. Fitted carpet.

BEDROOM 2 (10' 8" x 7' 1") or (3.25m x 2.15m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Double radiator. Fitted carpet.



FAMILY BATHROOM (6' 7" x 6' 1") or (2.01m x 1.86m)

Skimmed ceiling. Down lights. Extractor fan. Part tiled part emulsioned walls. Three piece suite comprising panelled bath with telephone style mixer tap, low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to front. Double radiator. Vinyl flooring.

OUTSIDE

Open plan frontage overlooking communal greenery. Footpath leading to front door. Single garage which is accessed via up and over door. Designated parking.

The rear garden is enclosed and bounded by wood panel fencing. Laid to lawn with shrub borders and raised decked area.

DIRECTIONS

Travelling along Park Street, take a left into Broadlands from Bryntirion traffic lights, at the roundabout take the second exit, at the next roundabout take the first left and sharp right, follow the road along to Bryn Dryslwyn taking the first left onto Lowland Close/Clos Tyr Isaf, where the property can be found through the gates.

EPC

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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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.



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