



Maes Y Piod , Broadlands, Bridgend,
CF31 5FJ

£187,950

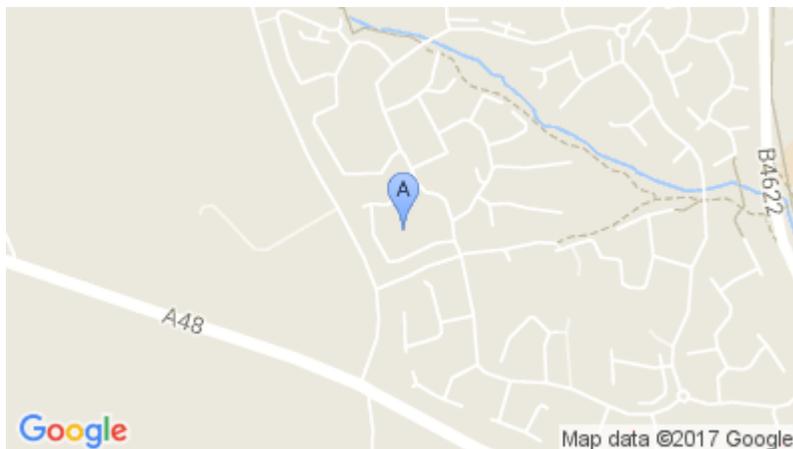


Maes Y Piod , Broadlands, Bridgend. CF31 5FJ

We are pleased to offer this three bedroom detached house, situated within the sought after location of Broadlands. The property benefits from a modern fitted kitchen/diner, lounge with French doors to rear garden, single detached garage & driveway. Viewing comes highly recommended.

£187,950

- Three bedroom detached house
- Generous sized lounge, EPC - B
- Modern fitted kitchen/dining room
- Downstairs cloakroom/w.c.
- Master bedroom with en suite
- Single detached garage & driveway



DESCRIPTION

A three bedroom detached house, situated within the popular development of Broadlands which is well served with shops, takeaways, public house/restaurant, cocktail bars, dental surgery and school. Good road access to Bridgend town centre, Porthcawl coastal area and the M4 corridor. The property benefits from a modern fitted kitchen/diner, generous sized lounge with French doors to rear, downstairs cloakroom, master bedroom with en suite, single garage and driveway offering parking for two vehicles. Viewing comes highly recommended to fully appreciate this delightful family home.

ENTRANCE

Access via front door into welcoming entrance hallway.

ENTRANCE HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Staircase leading to first floor. Under stairs storage. Tiled flooring.

CLOAKROOM/W.C

Skimmed ceiling. Emulsioned walls. Tiling to splash back areas. Two piece suite in white comprising low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear. Tiled flooring.

LOUNGE (18' 6" x 9' 9") or (5.64m x 2.97m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Two radiators. Wall mounted electric fire to remain. PVCu double glazed window to front and French doors to rear. Laminate flooring.

KITCHEN/DINER (18' 6" x 8' 1") or (5.65m x 2.47m)

Skimmed ceiling. Emulsioned walls. A modern fitted kitchen comprising wall and base units, complementary work surface and matching up stands. One and a half bowl stainless steel single drainer sink unit. One cupboard housing Glowworm gas boiler. Four ring gas hob and extractor hood with chrome splash back. Split level electric oven. Plumbing for automatic washing machine and dishwasher. Space for free standing fridge freezer. Double glass wall cupboard. PVCu double glazed window to front and French doors to rear. Ample space for dining furniture. Radiator. Ceramic tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access (fully insulated). Emulsioned walls. Radiator. PVCu double glazed window to rear. Airing cupboard housing hot water tank and shelving. Fitted carpet.

FAMILY BATHROOM (7' 6" x 6' 3") or (2.29m x 1.91m)

Skimmed ceiling. Emulsioned walls. Tiling to splash back areas. Three piece suite in white comprising panelled bath, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to front. Tiled flooring.

MASTER BEDROOM (15' 6" x 10' 0") or (4.73m x 3.05m)

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



EN SUITE

Skimmed ceiling. Emulsioned walls. Three piece suite in white comprising fully tiled shower cubicle with mains fed shower, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to front. Thermoplastic tiled flooring.

BEDROOM 2 (9' 7" x 8' 4") or (2.91m x 2.54m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front elevation. Fitted carpet.

BEDROOM 3 (8' 6" max x 8' 4" max) or (2.60m max x 2.54m max)

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

OUTSIDE

The rear garden is enclosed and bounded by brick wall and wood panel fencing. Lawned area with shrub borders. Steps leading to decked area ideal for garden furniture. Courtesy door into single garage. Wooden gate leading to driveway offering off road parking for approximately two vehicles and single garage which is accessed via up and over door.

DIRECTIONS

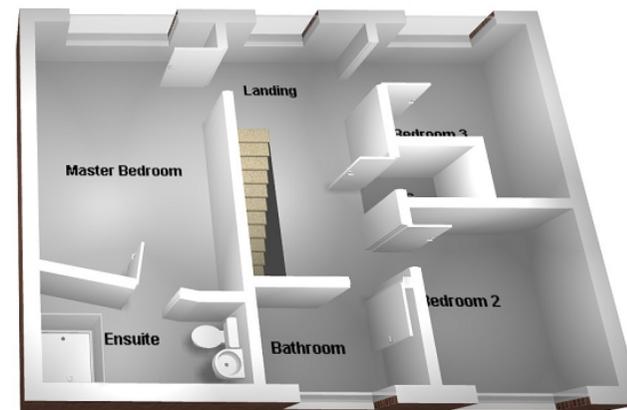
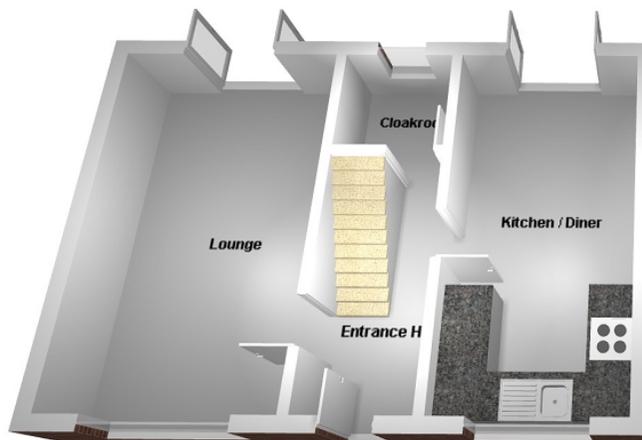
On entering Broadlands take the first left at the roundabout from the A48, continue along this road taking the first left at the next roundabout and fourth left into Maes y Piod where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	83
(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.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk