



Bryn Melys , Broadlands, Bridgend. CF31  
5DN

£240,000

**PJC** PAYTON  
JEWELL  
CAINES

# Bryn Melys , Broadlands, Bridgend. CF31 5DN

Four bedroom detached house situated in Broadlands. The property benefits from lounge with feature woodburner, separate dining room, cloakroom, utility room, kitchen, conservatory, four bedrooms with ensuite to master, integral garage, enclosed rear garden and off road parking. Viewing recommended.

**£240,000 - Freehold**

- Well presented four bedroom detached house
- Lounge with feature log burner
- Separate dining room/EPC=C
- Refurbished kitchen
- Utility/ Downstairs cloakroom/ Conservatory
- Single integral garage/ Off road parking



## DESCRIPTION

A most attractive four bedroom detached family home situated within a cul de sac of two other properties situated within the Broadlands development which is well served with takeaways, retail stores, dental surgery and school along with public house/restaurant and cafe wine bars. Good road access to Bridgend town centre with all amenities and facilities. Viewing highly recommended to fully appreciate this modern family home.

## ENTRANCE

Via PVCu wood grain effect front door into:

## ENTRANCE HALL

Artexed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Staircase to first floor with spindle balustrade. Under stairs storage.

## LOUNGE (16' 6" x 10' 8") or (5.03m x 3.26m)

Artexed and coved ceiling. Emulsioned walls. Wall light facility. Fitted carpet. Radiator. Log burner to remain set on black marble hearth. Wood grain effect PVCu double glazed window to front of property. Double doors into:

## DINING ROOM (9' 11" x 9' 0") or (3.03m x 2.74m)

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Wall light facility. Double doors into conservatory. Courtesy door to kitchen.

## CONSERVATORY (17' 3" max x 8' 2" max) or (5.26m max x 2.50m max)

Polycarbonate roof. PVCu double glazed units set on dwarf wall. Electric heater. French doors leading out to rear garden. Tiled flooring.

## KITCHEN (11' 1" x 9' 11") or (3.38m x 3.02m)

Refurbished to a high standard. Skimmed ceiling with inset ceiling lights. Emulsioned walls. A range of wall and base units in high gloss with complementary black high gloss work surfaces. Tiled to splash back areas. Built in dishwasher and fridge/freezer. Space saver shelving. Split level double oven and four ring gas hob with black glass splash back and extractor hood. One and a half bowl stainless steel single drainer sink unit with mixer tap. PVCu double glazed window overlooking conservatory. Tiled flooring. Door way into:

## UTILITY ROOM

Artexed ceiling. Emulsioned walls. Tiled flooring. Wall and base units. Single drainer sink unit. Plumbing for automatic washing machine. Space for further appliances. Radiator. PVCu part panel/part frosted double glazed door to rear.

## DOWNSTAIRS CLOAKROOM

Artexed ceiling. Emulsioned walls. Two piece suite in white comprising low level WC and wall mounted hand basin. Tiled to splash back areas. Tiled flooring. Radiator. PVCu frosted double glazed window to side of property.

## FIRST FLOOR LANDING

Artexed and coved ceiling. Access into attic which is part boarded and houses the combination boiler. Emulsioned walls. Fitted carpet. Storage cupboard with shelving.



## **FAMILY BATHROOM (7' 7" x 5' 9") or (2.30m x 1.75m)**

Artexed ceiling. Emulsioned walls. Tiled to splash back areas. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead mains fed shower and shower screen. Radiator. PVCu frosted double glazed window to rear. Vinyl floor covering.

## **MASTER BEDROOM (15' 7" x 11' 3") or (4.74m x 3.43m)**

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Storage cupboard. Built in double door wardrobe. PVCu double glazed window to front of property. Door into:

### **EN-SUITE**

Artexed ceiling with inset ceiling lights. Emulsioned walls. Tiled to splash back areas. Three piece suite in white comprising low level WC, pedestal wash hand basin and fully tiled mains fed shower cubicle. Radiator. PVCu frosted double glazed window to front of property. Vinyl floor covering.

## **BEDROOM 2 (14' 2" x 8' 2") or (4.31m x 2.50m)**

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Built in double door wardrobe. Radiator. PVCu double glazed window to front of property.

## **BEDROOM 3 (11' 3" x 7' 7") or (3.44m x 2.31m)**

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## **BEDROOM 4 (11' 3" x 8' 2") or (3.42m x 2.48m)**

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Built in double door wardrobe. Radiator. PVCu double glazed window to rear.

## **OUTSIDE**

The rear garden is enclosed and bounded by wood panel fencing. Mainly laid to lawn. Paved patio area ideal for garden furniture. Ample storage to side recess with wooden shed and wood storage to remain. A variety of shrubs. Side access leading to frontage.

The frontage has ample off road parking for approx. three to four vehicles. Lawned area.

## **GARAGE**

Single integral garage accessed via up and over door. Power installed.

## **DIRECTIONS**

On entering Broadlands from A48 take first exit off roundabout onto Blandy Road, first left onto Banc Gelli Las, right turn onto Bryn Melys where property can be found.



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

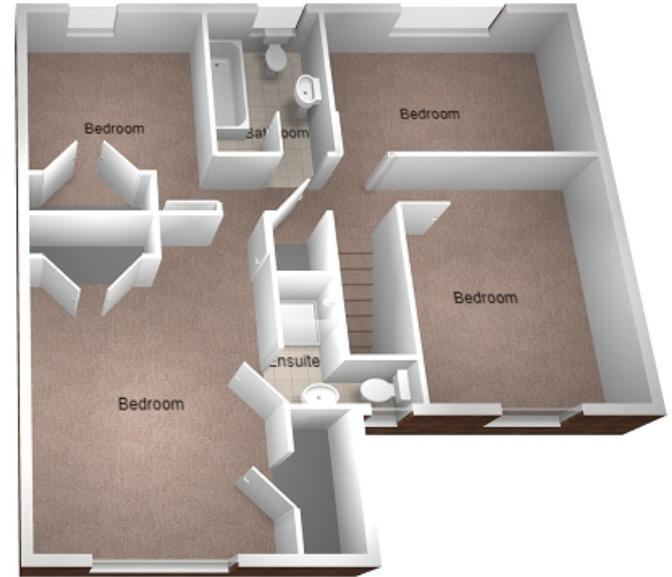
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(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		
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 (CO<sub>2</sub>) 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](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)