



Dol Nant Dderwen , Broadlands, Bridgend.  
CF31 5AA

£195,000



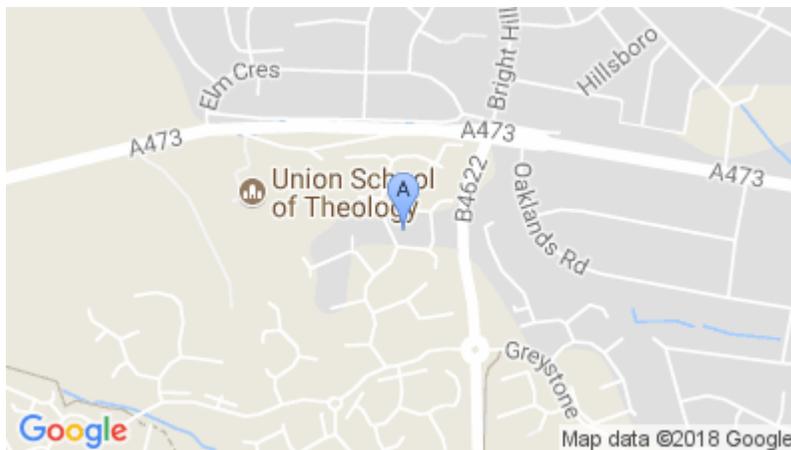
PAYTON  
JEWELL  
CAINES

## Dol Nant Dderwen , Broadlands, Bridgend. CF31 5AA

NO ONGOING CHAIN. 3 bedroom detached home on Broadlands comprising lounge, dining room, conservatory, kitchen, utility, wc, master bedroom with en-suite, 2 further bedrooms and family bathroom. Integral garage and driveway parking.

£195,000

- NO ONWARD CHAIN
- 3 bedroom detached home
- En-suite and fitted robes to bedroom 1
- Conservatory to the rear
- Integral garage and driveway parking
- EPC -D . POPULAR LOCATION



## DESCRIPTION

Introducing a Westbury built 3 bedroom detached home which has been well maintained and occupies a corner plot to the north of Broadlands giving easy access to Bryntirion Secondary school and the main bus route into Bridgend town centre.

Broadlands benefits from Maes yr Haul Primary school, plenty of food outlets and a Tesco Express. There is also a nursery, a family public house and dental surgery.

The property has a gas fired combi boiler and Upvc double glazing throughout. Where fitted the blinds will remain.

## ENTRANCE HALL

Access is via a Upvc door into the entrance hallway with doors to the lounge, kitchen and wc. There are stairs to the first floor with an under stair store cupboard.

## DOWNSTAIRS W.C.

Comprising a two piece suite with low level WC and wall mounted wash hand basin.

## LOUNGE (14' 9" x 10' 10") or (4.50m x 3.30m)

This front facing lounge has a feature fireplace with an electric coal effect living flame fire and marble effect hearth and mantle. There is a large window overlooking the front providing plenty of natural light.

Through French doors into:

## DINING AREA (8' 6" x 9' 10") or (2.60m x 3.0m)

There is plenty of room for a dining suite with Upvc french doors leading through to the conservatory and also an internal door to the kitchen.

## CONSERVATORY

This additional living space has two aspects of windows set on a dwarf wall with PVCu sill. The french doors lead out to the patio area. This room has central heating so can be used all year around.



## KITCHEN (11' 4" x 11' 2") or (3.45m x 3.40m)

The kitchen comprises a range of wall and base units with complimentary work surfaces and a ceramic tiled splash back. There is an integrated electric oven with gas hob and overhead extractor hood and space for a low level fridge.

There is plenty of space for a breakfast table and chairs.

Arch way leads through to:

## UTILITY AREA

This utility room has plumbing for a washing machine and space for a further low level appliance. The fitted cupboard houses a wall mounted Worcester gas fired combination boiler (installed approx. four years ago).

There is a courtesy door leading to integral garage.

## FIRST FLOOR LANDING

Via staircase with fitted carpet. Window overlooking side at the top of the stairs. Access into attic.

## FAMILY BATHROOM

The bathroom comprises a three piece suite in white comprising low level WC, wash hand basin and bath.

## BEDROOM 1 (10' 2" x 11' 2") or (3.10m x 3.40m)

A rear facing double bedroom benefiting from a fitted double wardrobe.

Access into:

## EN-SUITE

The en-suite comprises a three piece suite in white with a WC, fitted wash hand basin with additional vanity shelf and storage below and a separate shower cubicle with glazed concertina door.

## BEDROOM 2 (9' 6" x 8' 11") or (2.90m x 2.72m)

A front facing double bedroom with a double fitted wardrobe.



## BEDROOM 3 (6' 7" x 8' 6") or (2.0m x 2.60m)

A front facing single bedroom with a single fitted wardrobe.

## OUTSIDE

The pretty enclosed rear garden has been very well maintained and comprising a brick built patio area leading to decking with wooden balustrade. There are steps and a pathway leading to a rear patio area which captures the last of the daylight sunshine. There is an additional area of lawn with perimeter trees and shrubs.

To the front of the property there is off road parking suitable for two cars. The integral single garage has a traditional up and over door, power and light.

## DIRECTIONS

On entering Broadlands from Bryntirion take a right turning from the roundabout, next right turning onto Dol Nant Dderwen where the property can be found on the right hand side.



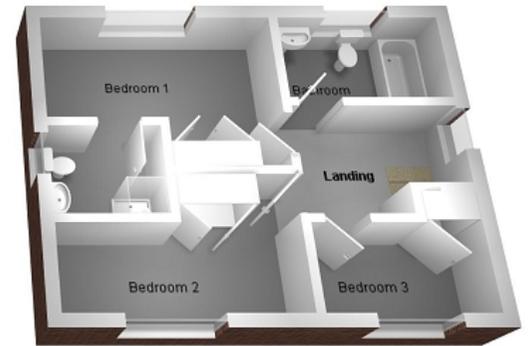
# Floorplan & EPC

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>		
(55-68) <b>D</b>	68	
(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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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)