



Pen Maen , Broadlands, Bridgend. CF31
5ED

£149,950

PJC PAYTON
JEWELL
CAINES

Pen Maen , Broadlands, Bridgend. CF31 5ED

IDEAL FIRST TIME PURCHASE A three bedroom semi detached house on the popular estate of Broadlands. The property comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner, 3 bedrooms, bathroom and rear garden with driveway parking. NO ONGOING CHAIN.

£149,950 - Freehold

- IDEAL FIRST TIME PURCHASE
- Three bedroom semi detached house
- Small and quiet cul de sac on Broadlands
- Kitchen / diner to the rear
- Off road driveway parking
- EPC-C, NO ONWARD CHAIN



DESCRIPTION

Introducing this three bedroom semi detached house situated in a small and quiet cul de sac on the popular estate of Broadlands. The property benefits from a kitchen/diner overlooking the rear garden, off road driveway parking and can be sold with no ongoing chain. The property has gas fired central heating and PVCu double glazed windows throughout.

Broadlands is a highly sought after location benefiting from a central commercial hub offering a Tesco Express, many food outlets, a family friendly public house, children's nursery and 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 Newbridge Fields, Brynteg secondary school and to Bridgend Town Centre.

Viewing recommended for this ideal first time purchase.

ENTRANCE

Access via composite front door into entrance hallway.

ENTRANCE HALL

Window overlooking the side of property. Stairs leading to the first floor. Doors leading into lounge and w.c.

CLOAK ROOM

Two piece suite in magnolia comprising w.c. and small wall mounted wash hand basin. Frosted glazed window to the front.

LOUNGE (15' 5" x 12' 2") or (4.70m x 3.70m)

Front facing with neutral decor, fitted carpet, central light pendant and handy fitted under stairs storage cupboard.



KITCHEN/DINER (15' 5" x 8' 6") or (4.71m x 2.60m)

This room spans the width of the house and over looks the rear garden.

To the kitchen there is a range of low level and wall mounted kitchen units in a Beech finish with complimentary work top and ceramic tiled splash back. Wall mounted Glow worm Micron boiler. Plumbed for automatic washing machine and dish washer with space for a low level fridge. Integrated electric oven with four gas ring hob and overhead extractor hood. Plenty of space for good size dining suite. Sliding PVCu patio doors leading out to rear garden.

LANDING

Via carpeted staircase. Loft access. Window over looking side of property providing good natural light. Fitted storage cupboard housing hot water tank.

BATHROOM

Comprising three piece suite in magnolia with a w.c. wash hand basin and bath with over bath shower. Frosted glazed window to rear of property.

BEDROOM 1 (13' 9" x 8' 8") or (4.20m x 2.65m)

Front facing double bedroom with neutral decor.

BEDROOM 2 (9' 10" x 8' 10") or (3.00m x 2.70m)

Rear facing double bedroom with neutral decor.

BEDROOM 3 (8' 6" x 6' 11") or (2.60m x 2.10m)

Front facing single bedroom with neutral decor.



OUTSIDE

Enclosed rear garden laid to patio and turf with rear raised beds and wooden storage shed. The garden is no overlooked having mature trees behind the fencing. Gated access to the front of property.

To the front is an open aspect front garden with a tarmacadam driveway suitable for two cars.

DIRECTIONS

Upon entering Broadlands from Bryntirion Hill, at the first roundabout take a left, continue on the road all the way around until you see Pen Maen on the right hand side where the property can be found at the top of the cul de sac.

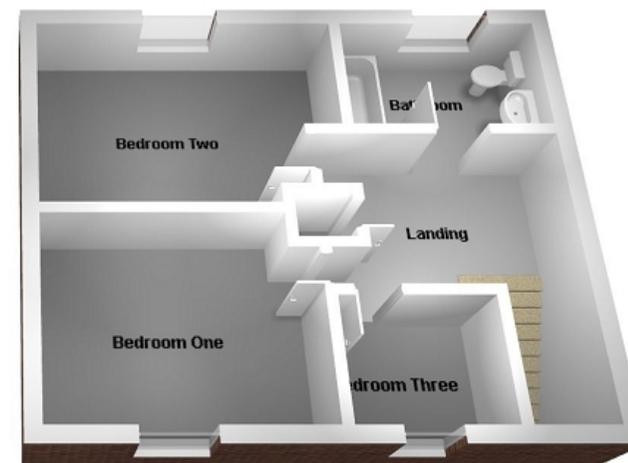
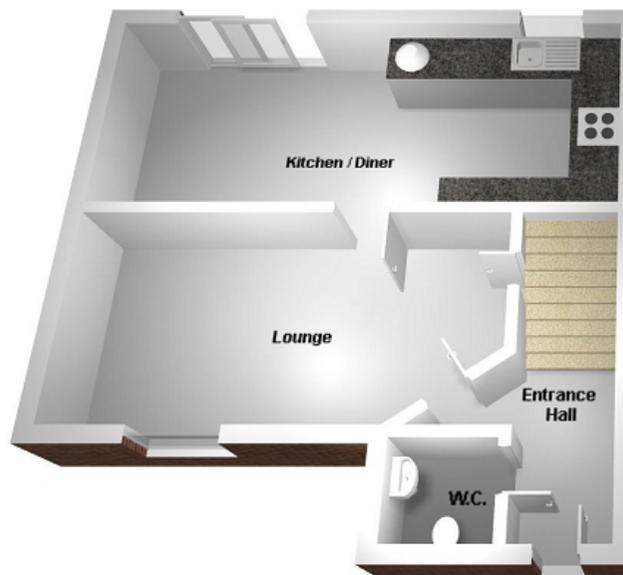
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (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