



Pen Llwyn , Broadlands, Bridgend. CF31
5AZ

£129,950



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A WELL PRESENTED two bedroom semi detached property in the sought after location of Broadlands. The property benefits from gas central heating, double glazing throughout, off road parking and low maintenance enclosed rear garden. IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR.

£129,950 - Freehold

- Two bedroom semi detached house
- Downstairs Cloakroom
- Kitchen/diner with breakfast bar
- Walk in wardrobe to master bedroom
- Enclosed rear garden
- Off road parking, EPC-C



ENTRANCE

Via part glazed PVCu door into:

ENTRANCE HALL

Artexed ceiling. Emulsioned walls. Fitted carpet.

DOWNSTAIRS CLOAKROOM (4' 11" x 3' 3") or (1.50m x 0.99m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Two piece suite comprising low level WC and wall mounted wash hand basin. Tiled to splash back area. PVCu frosted glazed window to front of property. Radiator.

LOUNGE (13' 10" x 13' 10") or (4.22m x 4.22m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Two wall lights. PVCu double glazed window to front of property. Radiator. Open balustrade staircase with fitted carpet leading to first floor.

KITCHEN/DINER (13' 10" x 7' 9") or (4.22m x 2.36m)

Artexed ceiling. Emulsioned walls. Tiled to splash back areas. A range of wall and base units with complementary work surfaces. Single stainless steel drainer sink unit. PVCu double glazed window overlooking rear garden. Integrated electric oven, four ring gas hob and cooker hood. Wall mounted gas combination boiler. Space for washing machine and space for freestanding fridge/freezer. Breakfast bar area with two stools offers dining space. Part glazed PVCu door with side panels to rear garden. Radiator. Vinyl floor covering.

FIRST FLOOR LANDING

Via staircase. Artexed ceiling. Access into attic which is boarded and with ladder. Emulsioned walls. Fitted carpet. PVCu double glazed window to side of property. Storage cupboard with fitted carpet and radiator.

BEDROOM 1 (10' 6" x 10' 3") or (3.19m x 3.12m)

Artexed ceiling. Emulsioned walls. Two wall lights. PVCu double glazed window to front. Radiator. Fitted carpet. Access into walk in wardrobe.

BEDROOM 2 (11' 7" x 7' 7") or (3.53m x 2.32m)

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

BATHROOM (6' 5" x 5' 11") or (1.96m x 1.80m)

Artexed ceiling. Extractor fan. Part tiled/part emulsioned walls. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over and glass shower screen. Fitted carpet. Radiator. PVCu double glazed window to rear.

OUTSIDE

The rear garden is bounded by wood panel fencing and brick wall. Laid mainly to decorative gravel with patio area accessed via the kitchen/diner. Mature shrub borders. Outside tap.

The frontage is bounded to one side with open wood panelling. Off road parking for one vehicle. Lawned area. Gated side access to rear garden.



DIRECTIONS

From Bridgend take the A48, at the roundabout take the third exit onto the Broadlands development. At the next roundabout take the third exit and turn right onto Greystone, stay on this road until you see the entrance to Pen Llwyn on your right hand side and the property is located on the left.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	73
(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	72	75
(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.



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