



Pant Yr Hebog , Broadlands, Bridgend. CF31
5DF

£174,950

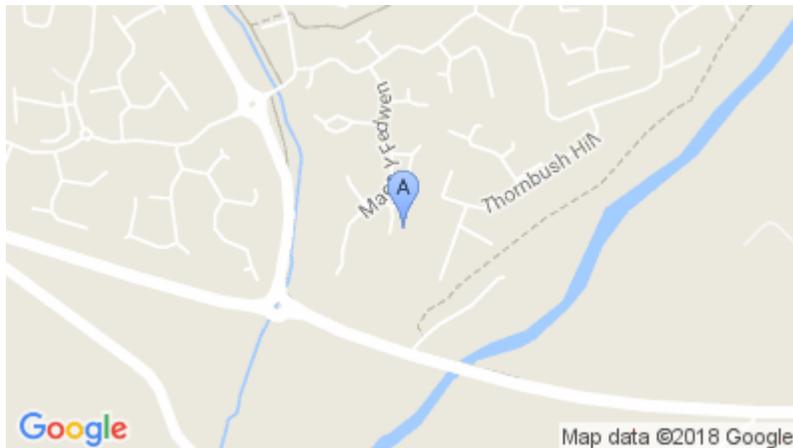


Pant Yr Hebog , Broadlands, Bridgend. CF31 5DF

A WELL PRESENTED three bedroom semi detached property located at the head of a QUIET CUL DE SAC in the sought after area of Broadlands. The property comprises entrance hall, cloakroom, kitchen/diner, family bathroom, south facing rear garden and driveway. MUST BE VIEWED TO BE APPRECIATED.

£174,950

- Three bedroom semi detached house
- Garage conversion providing kitchen/diner/family room
- Downstairs cloakroom, EPC-C
- Enclosed rear garden with large patio area
- Large driveway with parking for 3/4 vehicles
- Sought after location / quiet cul de sac



DESCRIPTION

A WELL PRESENTED three bedroom semi detached property located in a sought after area of Broadlands on a quiet cul de sac. The property benefits from garage conversion which provides an L-shaped kitchen/diner/family room. The dining area has French doors giving access to large Indian sandstone patio area ideal for garden furniture, garden has sunny aspect. Driveway for 3/4 vehicles, one vehicle can be parked behind wooden double gates.

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.

ENTRANCE

Access via part glazed PVCu door.

ENTRANCE HALLWAY

Artexed ceiling. One centre light. Emulsioned walls. Fitted carpet. PVCu double glazed window to side aspect. Radiator. Access into cloakroom.

CLOAK ROOM

Artexed ceiling. One centre light. Emulsioned walls. PVCu double glazed window with opaque glass to front aspect. Radiator. Ceramic tiled flooring. Two piece suite comprising low level w.c. and wash hand basin set within vanity unit with mixer tap. Tiling to splash back area.

LOUNGE (15' 8" x 14' 6") or (4.78m x 4.42m)

Emulsioned ceiling. One centre light. Smoke detector. Emulsioned walls. One featured wall papered. Fitted carpet. PVCu double glazed window to front aspect. One double and one single radiator. Feature fire place with integrated electric fire which will remain.

KITCHEN/DINER (23' 7" x 8' 3") or (7.18m x 2.52m)

Artexed ceiling. Two centre lights to kitchen area. Emulsioned walls. Tiled to splash back area. A range of wall and base units in high gloss grey with complementary work top. One and half bowl stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and cooker hood. Space for freestanding dishwasher, washing machine and fridge/freezer. Tile effect laminate flooring. Under stairs storage cupboard. Two PVCu double glazed windows to kitchen area overlooking rear garden.

DINING AREA (16' 9" x 8' 0") or (5.10m x 2.44m)

Two PVCu double glazed French doors leading to Indian sandstone patio area. Emulsioned ceiling. One centre light. Emulsioned walls. Tile effect laminate flooring. PVCu double glazed window to front aspect. Double radiator.

LANDING

Fitted carpet. Open balustrade. Artexed ceiling. One centre light. Smoke detector. Access into attic.

MASTER BEDROOM (13' 3" x 8' 5") or (4.05m x 2.57m)

Artexed ceiling. One centre light. Emulsioned walls. Fitted carpet. PVCu double glazed window to front aspect.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(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		
(69-80) C	69	80
(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