



Trem-y-dyffryn , Broadlands, Bridgend.
CF31 5AP

£185,000



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WELL PRESENTED three bedroom semi detached house situated in the popular residential location of Broadlands. The property benefits from two reception rooms, downstairs cloakroom, ensuite to master bedroom and off road parking. The property must be viewed to be fully appreciated.

£185,000 - Freehold

- WELL PRESENTED THROUGHOUT
- Three bedroom detached house
- Ensuite to master bedroom/downstairs WC
- Recently fitted modern kitchen
- Additional reception room to the side
- Ideal location for Broadlands amenities / EPC - D



DESCRIPTION

Introducing this well presented three bedroom semi detached house which would make an ideal first time purchase or for a young family. The property benefits from fitted blinds throughout, gas fired central heating and PVCu double glazing.

Trem Y Dyffryn is an ideal location for access to the central amenities that Broadlands can offer including the Busy Bees Nursery, Maes Yr Haul Primary school, the family public house, Tesco Express and many food outlets. There is a bus stop for the local service close by and access to the A48 is within a couple of minutes drive.

The vendors are happy to include some items of furniture within the sale or by separate negotiation should they be requested.

ENTRANCE HALL

Accessed via part glazed composite front door into an airy entrance hall with doors off to the kitchen, lounge, WC and stairs to the first floor.

DOWNSTAIRS W.C.

Comprising of a modern suite in white with a WC and a wash hand basin with a frosted glazed window to the front.

KITCHEN (7' 7" x 10' 6") or (2.30m x 3.20m)

This recently fitted modern kitchen finished in high gloss cream with brushed chrome handles, complementary work top and ceramic tiles to splash back areas. Featuring an integrated electric oven, gas hob and overhead extractor. There is space for a washing machine and fridge/freezer. The vendors have thoughtfully created the addition of a breakfast bar through to the lounge which is ideal for informal dining.

LOUNGE (16' 9" x 13' 9") or (5.10m x 4.20m)

This good sized lounge has plenty of natural light via the window and sliding patio doors to the rear and has been finished with a wood effect white laminate flooring. All furniture in situ could be available by separate negotiation. The fitted cupboard houses the hot water tank and has plenty of additional space for storage. The breakfast bar looks back into the kitchen and there is an arch way through into the additional reception room.

RECEPTION 2 (15' 9" x 7' 10") or (4.80m x 2.40m)

This additional reception room has a window to the rear and to the front both with fitted blinds that will remain within the sale and a continuation of the same flooring as the lounge. An ideal formal dining room, second sitting room or play room.

FIRST FLOOR LANDING

Access into loft storage and doors leading to three bedrooms and the family bathroom.

BEDROOM 1 (11' 10" x 8' 6") or (3.60m x 2.60m)

Overlooking the front is this master bedroom which benefits from a double fitted wardrobe and a wood effect laminate flooring.



EN-SUITE

Three piece suite in white comprising low level WC, wash hand basin and a corner shower cubicle with ceramic tiles and a frosted glazed window to front.

FAMILY BATHROOM

Three piece suite comprising low level WC, wash hand basin and bath with chrome mixer tap and shower attachment.

BEDROOM 2 (8' 2" x 10' 10") or (2.50m x 3.30m)

Overlooking the rear garden with a double fitted wardrobe.

BEDROOM 3 (8' 10" x 5' 7") or (2.70m x 1.70m)

A single bedroom/nursery overlooking the rear garden with a single fitted wardrobe.

OUTSIDE

The enclosed east facing rear garden is laid to an area of decking with a step down to patio and lawn with a good sized storage shed to remain. To the rear is a boundary of mature trees and shrubs and has side gated access to the front of the property.

To the front of the property is a tarmac driveway for off road parking and access is via a shared drive.

DIRECTIONS

On entering Broadlands from the A48, take the third exit off the roundabout and second right into Trem Y Dyffryn where the property can be found.



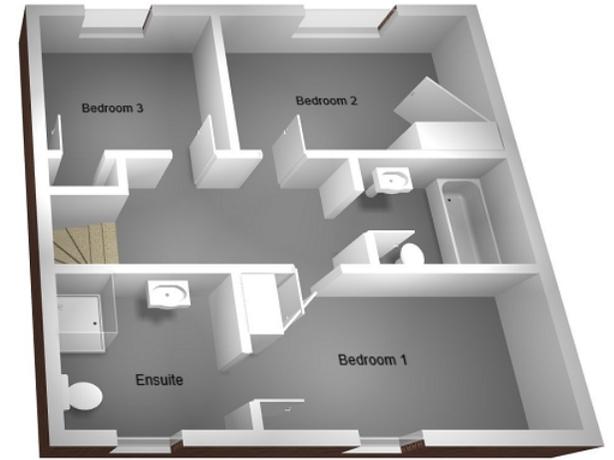
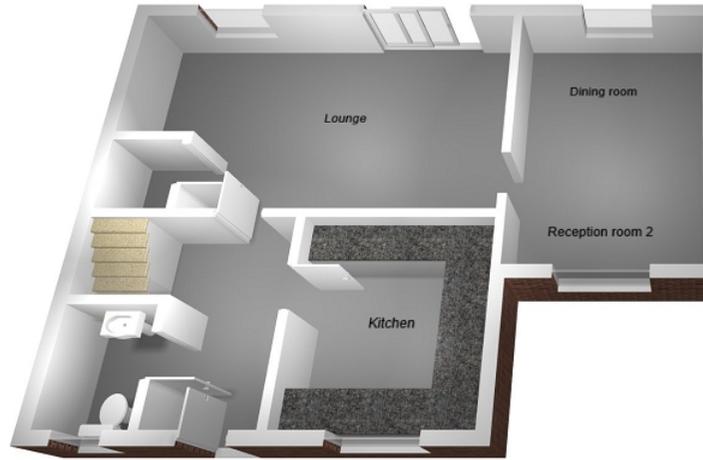
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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		84
(69-80) C		
(55-68) D	63	
(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.



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