



Ffordd Candleston, Broadlands, Bridgend .
CF31 5DU

£315,000



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Well presented large four bedroom DETACHED family home offering excellent living accommodation comprising large entrance hall, two reception rooms, study, family room, kitchen, master bedroom with EN SUITE, two further double bedrooms, one single and family bathroom. Enclosed rear garden and GARAGE.

£315,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Large family room with wood burner
- Downstairs cloakroom, EPC-C
- Master bedroom with en suite shower room
- Enclosed rear garden / NO ONWARD CHAIN
- Integrated single garage



DESCRIPTION

Introducing this four bedroom detached family home situated in the sought after development of Broadlands. The property comprises large entrance hall, lounge with French doors leading into the dining room which flows through to the large family room to the rear of the property and benefits from a wood burning stove and French doors opening onto the patio area. The master bedroom benefits from an en suite shower room with double shower enclosure, two further double bedrooms and one single bedroom. Enclosed rear garden and integrated garage with up and over door, power and light.

Broadlands is a popular location which benefits from local facilities and amenities that include; coffee shops, cafe bars, restaurants, dental surgery, day nursery and primary school. Within walking distance of Bridgend town centre and benefits from quick links to the A48 and M4 corridor. Porthcawl seaside town is a short 15 minute drive as is the beach locations of Ogmore by sea and Southerndown. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Via part glazed PVCu door with opaque glass into the large entrance hall.

ENTRANCE HALL (15' 6" x 6' 9") or (4.72m x 2.06m)

Welcoming entrance hall with galleried landing and finished with apex ceiling with one centre light, smoke detector, wall light, emulsioned walls and staircase leading to the first floor with open balustrade and fitted carpet. Radiator and wood effect laminate flooring.

DOWNSTAIRS CLOAKROOM (7' 2" x 3' 3") or (2.19m x 1.0m)

Emulsioned ceiling with one centre light, emulsioned walls, radiator and PVCu double glazed window to rear aspect with frosted glass. Two piece suite comprising low level w.c. pedestal wash hand basin with tiling to splash back areas and wood effect laminate flooring.

RECEPTION ROOM 1 (15' 11" x 10' 6") or (4.86m x 3.20m)

Emulsioned and coved ceiling with two centre lights, emulsioned walls, two wall lights and radiator. Feature fireplace housing living flame gas fire, PVCu double glazed bay window to front aspect and fitted carpet. Internal glazed French doors give access to the dining room.

RECEPTION ROOM 2 (10' 8" x 8' 9") or (3.24m x 2.67m)

The dining room is accessed via the hallway and also the lounge via internal glazed french doors, which offers a large entertainment space. Finished with emulsioned and coved ceiling with one centre light, emulsioned walls, radiator and wood effect laminate flooring. Square archway through to the study and large archway leads to the family room.

STUDY (9' 9" x 10' 3") or (2.97m x 3.13m)

A welcoming study which overlooks the front garden. Emulsioned ceiling with one centre light, emulsioned walls, double radiator, PVCu double glazed window to front aspect and fitted carpet.



FAMILY ROOM (20' 3" x 10' 4") or (6.16m x 3.14m)

As the all the reception rooms lead onto one another, the property offers excellent entertainment space and the family room certainly adds the wow factor with apex ceiling and the modern woodburner. Finished with emulsioned ceiling with modern inset down lights, emulsioned walls, two double radiators and wood effect laminate flooring. Two PVCu double glazed windows overlooking the rear garden one being a large bay window with a window seating. PVCu double glazed French doors open onto the patio area to the rear garden.

KITCHEN (14' 2" x 10' 9") or (4.32m x 3.27m)

Emulsioned ceiling with modern down lights, emulsioned walls with tiling to splash back areas, double radiator. PVCu double glazed window to rear aspect and PVCu part double glazed door to side aspect. A range of wall and base units in cream shaker style with complementary work top housing one and half bowl stainless steel sink with mixer tap. Integrated appliances include dishwasher, electric oven, five ring gas hob and stainless steel cooker hood. Space for freestanding washing machine and fridge/freezer. Under stairs storage cupboard. Slate tiled flooring.

LANDING (13' 11" x 8' 3") or (4.25m x 2.51m)

Large galleried landing looking down to the entrance hall, finished with emulsioned ceiling with centre light, smoke detector, access into the attic space, emulsioned walls, radiator and fitted carpet. Access into the Airing cupboard.

MASTER BEDROOM (11' 3" x 10' 6") or (3.44m x 3.19m)

Master bedroom with en-suite, finished with emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

EN-SUITE SHOWER ROOM (4' 11" x 4' 8") or (1.49m x 1.42m)

Emulsioned ceiling with two modern inset down lights, extractor fan, emulsioned walls with tiling to splash back areas, double radiator, fitted carpet and PVCu double glazed window with frosted glass to side aspect. Three piece suite comprising low level w.c. and wash hand basin set within vanity unit and separate double shower enclosure fully tiled with mains fed shower and bi fold shower doors.

BEDROOM 2 (10' 5" x 8' 11") or (3.17m x 2.72m)

Double bedroom finished with emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 3 (12' 0" x 8' 8") or (3.67m x 2.63m)

Double bedroom, finished with emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet. Built in single wardrobe.

BEDROOM 4 (9' 11" x 7' 0") or (3.01m x 2.13m)

Currently used as a gym and finished with emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

FAMILY BATHROOM (7' 4" x 6' 11") or (2.23m x 2.11m)

Emulsioned ceiling with modern inset down lights, fully tiled from floor to ceiling, PVCu double glazed window with frosted glass to rear aspect and wall mounted heated towel rail. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with mains fed shower over and glass shower screen. Ceramic tiled flooring.



OUTSIDE

The rear garden is bound by brick walling and wood panel fencing, laid mainly to lawn with patio area ideal for garden furniture. Side access via wooden garden gate.

To the front the property is laid to lawn with box hedge and driveway parking for 2 vehicles. Single garage and steps leading to the front door.

DIRECTIONS

From Bridgend town take Park Street to the Bryntirion Hill traffic lights, turn left at the lights, at the roundabout take the first left, continue along Greystone until you see the entrance for Ffordd Candleston on the right, the property can be found on the right hand side.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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