




BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER
LETTING AGENT
IN BRIDGEND

Maes Y Piod, Broadlands, Bridgend . CF31
5FJ

£179,950

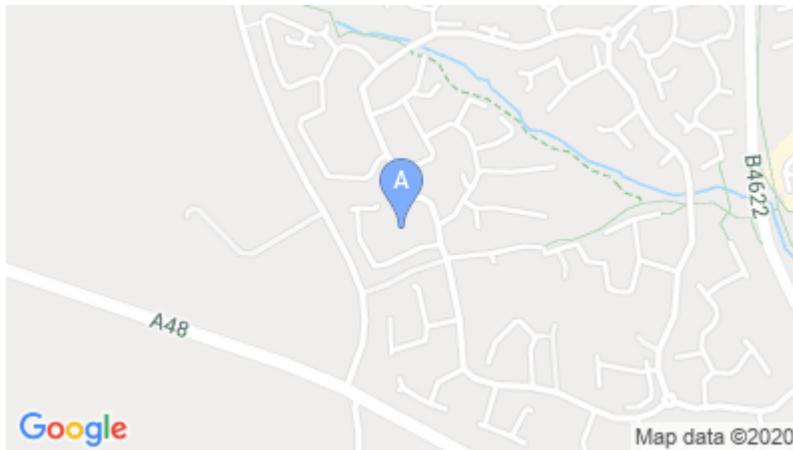
 PAYTON
JEWELL
CAINES

Maes Y Piod, Broadlands, Bridgend . CF31 5FJ

This three bedroom home offers an open plan lounge/ diner, kitchen, WC, master bedroom with fitted wardrobe and en-suite shower room, two further bedrooms, bathroom, rear garden and single garage. IDEALLY LOCATED FOR LOCAL AMENITIES.

£179,950 - Freehold

- Three bed semi-detached house
- Well presented throughout
- Master Bedroom with en-suite
- Downstairs w.c.
- Single garage and driveway parking
- SOUTH FACING enclosed rear garden - EPC-C



DESCRIPTION

Introducing this well presented three bedroom semi detached home on the popular location of Broadlands. Within walking distance of local Day Nursery, Maes Yr Haul Primary School and Bryntirion Comprehensive School. Broadlands also benefits from restaurants, cafe bars, Tesco Express, a family friendly pub, Dental Surgery. A local bus service runs through Broadlands providing direct access to Bridgend Town Centre. Internal viewing highly recommended. Ideal first time buy or investment property.

Viewing is recommended.

ENTRANCE

Via a composite front door into the entrance hall. Skimmed emulsioned ceiling, emulsioned walls, centre light, wood effect laminate flooring. Stairs to first floor.

DOWNSTAIRS W.C. (5' 9" x 3' 1") or (1.76m x 0.93m)

Skimmed ceiling, emulsioned walls, radiator, tiling to splash back area, two piece suite in white comprising, low level w.c., pedestal wash hand basin with tiling to splash back. PVCu double glazed window with frosted glass to the front aspect. Wood effect laminate flooring.

KITCHEN (11' 5" x 8' 7") or (3.49m x 2.62m)

Skimmed ceiling with centre spotlight and emulsioned walls.

A range of wall and base units in white with complementary wood effect laminate work top and matching splash back plinth. There is an integrated electric oven, gas hob with stainless steel splash back and stainless steel cooker hood. Space for free-standing fridge/freezer and washing machine, PVCu double glazed window to front aspect. Wood effect laminate flooring.



LOUNGE/DINER (15' 9" x 13' 6") or (4.79m x 4.12m)

Finished with skimmed emulsioned ceiling, two centre lights, emulsioned walls, radiator and wood effect laminate flooring. Located to the rear of the property, the lounge is flooded with natural light via the PVCu double glazed window and french doors that open onto the raised decked area which is an ideal space for outdoor dining furniture. The lounge offers space for both living and dining furniture. The focal point of the room is the fireplace that houses an electric fire. A built in under the stairs storage cupboard offers excellent storage space.

LANDING

Via stairs with fitted carpet and open balustrade. Skimmed ceiling, emulsioned walls, storage cupboard housing hot water tank and provides an ideal space for storing linen and towels. Access into attic space which is part boarded.

BEDROOM 1 (12' 5" x 12' 4") or (3.79m x 3.77m)

Skimmed emulsioned ceiling, emulsioned walls, centre light, PVCu double glazed window to front aspect, built in wardrobe, radiator and fitted carpet.

Door into the en-suite:-

EN-SUITE (5' 10" x 5' 3") or (1.79m x 1.60m)

Skimmed emulsioned ceiling, emulsioned walls, radiator, PVCu double glazed window with frosted glass to front aspect. A three piece suite in white comprising low level w.c., pedestal wash hand basin with tiling to splash back area, fully tiled corner shower enclosure with sliding glass doors and a mains fed shower. Fitted carpet.

BEDROOM 2 (9' 4" x 9' 1") or (2.84m x 2.78m)

Skimmed emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 3 (9' 2" x 6' 1") or (2.79m x 1.85m)

A single bedroom currently used as a study with PVCu double glazed window overlooking the rear garden. Skimmed ceiling, emulsioned walls, radiator and fitted carpet.

FAMILY BATHROOM (6' 5" x 6' 2") or (1.95m x 1.87m)

Skimmed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window with frosted glass to side aspect. Three piece suite in white comprising low level w.c., pedestal wash hand basin with mixer tap, panelled bath and vinyl flooring.

OUTSIDE

The enclosed, private south facing rear garden is accessed via french doors from the lounge/diner. The raised decked area with open balustrade makes an ideal al fresco dining area. Steps lead down to an area of decorative stone chipping's. The wooden garden gate gives access to the side of the property, driveway and garage.

Driveway parking for 2 cars to the front.

The front garden is open plan with a pathway to the front door and bordered to the left laid to decorative chipping's and mature shrubs.

GARAGE

The single garage has a traditional up and over door. Power and light installed.

DIRECTIONS

From Bridgend town, take Park Street to Bryntirion traffic lights, turn left onto Broadlands. At the roundabout take the third exit onto Heol Blandy, at the next roundabout take the second exit, continue along the road until you see the entrance to Maes y Piod on your right. The property can be found on the left.



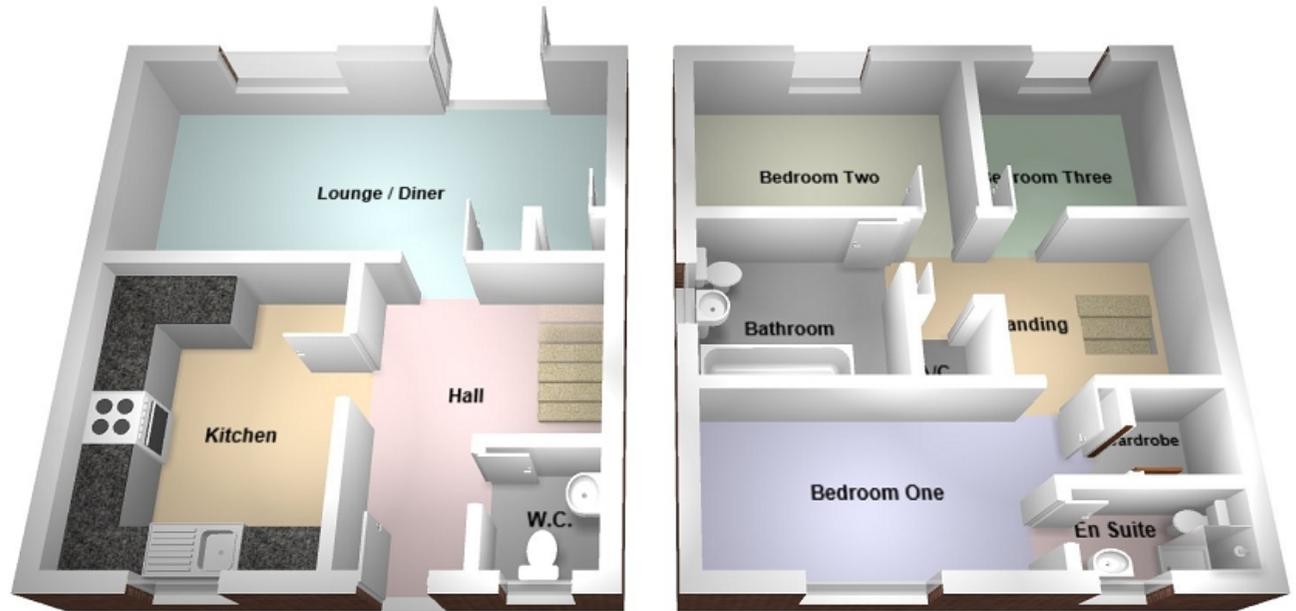
Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 91 |
| (69-80) C | 76 | |
| (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+) A | | |
| (81-91) B | | 91 |
| (69-80) C | 77 | |
| (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. 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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