




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

Pant Gwyn, Broadlands, Bridgend . CF31
5BA

£265,000

 PAYTON
JEWELL
CAINES

Pant Gwyn, Broadlands, Bridgend . CF31 5BA

MODERN FOUR BEDROOM DETACHED HOUSE

Accommodation: Entrance hall, cloak room, lounge, dining room, reception room 2, kitchen, utility area, bathroom, four bedrooms with ensuite to master bedroom, enclosed rear garden and off road parking. Early viewing highly recommended.

£265,000 - Freehold

- Modern four bedroom detached house
- Lounge/separate dining room/ second reception room
- Refurbished kitchen
- Utility/Cloakroom - EPC -D
- Refurbished ensuite and bathroom
- Enclosed rear garden/off road parking for two cars
- NO ONWARD CHAIN



DESCRIPTION

A modern and refurbished four bedroom detached house situated on the popular development of Broadlands which is well served with cafe, wine bars, retail shops, dental surgery, chemist and school. Good road access into Bridgend town centre and Porthcawl coastal area. Viewing highly recommended to fully appreciate this contemporary family home.

ENTRANCE

Via part glazed PVCu door with glazed side panel into:

ENTRANCE HALL

Artexed and coved ceiling. Emulsioned and papered walls with Dado rail, Oak flooring. Staircase to first floor with fitted carpet. Under stairs storage.

DOWNSTAIRS W.C.

Artexed ceiling, papered walls. A two piece suite in white comprising low level w.c., pedestal wash hand basin with tiling to splash back area. Radiator and Oak flooring.

RECEPTION 2

Skimmed emulsioned ceiling, centre light, emulsioned walls, radiator. PVCu double glazed window to front aspect and Lino flooring.

LOUNGE (16' 4" x 11' 3") or (4.97m x 3.44m)

Artexed and coved ceiling, papered and emulsioned papered walls, Oak flooring, two radiators. Two PVCu Georgian style double glazed windows to front aspect flood to room with natural light. Oak fully glazed double doors lead into:

DINING ROOM (11' 4" x 9' 10") or (3.45m x 3.0m)

Artexed and coved ceiling, centre light, papered and emulsioned walls, radiator, PVCu double glazed French doors lead onto the patio area to the rear garden. Oak flooring and doorway into:

KITCHEN (14' 1" x 9' 8") or (4.30m x 2.94m)

Artexed, emulsioned ceiling with twin light bars. Shaker style wall and base units with complimentary solid wood work surfaces and tiling to splash back areas. Belfast sink with mixer tap. Space for free standing dish washer, space for American fridge/freezer, electric oven with five ring gas hob. Space for dining table and chairs. Two PVCu double glazed windows to rear aspect, radiator, ceramic tile flooring. Arch way through to:

UTILITY

Artexed emulsioned ceiling with centre light and papered walls. Wall, base units and solid wood work tops follow the same style as the kitchen. Free standing washing machine and tumble dryer to remain. Circular stainless steel single drainer sink with mixer tap. Wall storage unit houses the Gas boiler, wall mounted heated towel rail, ceramic tile flooring. PVCu part double glazed door to side aspect.

LANDING

Via stairs with fitted carpet and open balustrade. Artexed, emulsioned ceiling with centre light, papered walls, loft access with light and ladder. Door into airing cupboard.



MASTER BEDROOM (17' 8" x 11' 9") or (5.39m x 3.57m)

Artexed ceiling, emulsioned walls with feature wallpaper, two built in double door wardrobes, fitted carpet, radiator, cupboard over staircase with shelving, three PVCu Georgian style double glazed windows to front of property. Modern oak glazed door into:

EN-SUITE (7' 11" x 5' 5") or (2.41m x 1.64m)

Three piece suite in white comprising of low level WC, pedestal wash hand basin with tiled splash back and separate double shower enclosure with mains fed shower. wall mounted heated towel rail. PVCu Georgian style frosted double glazed window to front aspect.

BEDROOM 2 (12' 4" x 9' 10") or (3.75m x 2.99m)

Artexed ceiling, emulsioned walls with three feature papered walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

BEDROOM 3 (8' 11" x 8' 0") or (2.71m x 2.43m)

Artexed ceiling, emulsioned walls with one wall feature wallpaper, oak effect laminate flooring, radiator and PVCu double glazed window to rear of property.

BEDROOM 4 (8' 11" x 7' 7") or (2.71m x 2.32m)

Artexed ceiling, emulsioned walls with one wall feature wallpaper, oak effect laminate flooring, radiator and PVCu double glazed window to rear of property.

BATHROOM (8' 0" x 6' 11") or (2.44m x 2.11m)

Artexed ceiling, part papered/part tiled walls with matching floor tiles, radiator, extractor fan. Three piece suite comprising of low level WC, pedestal wash hand basin and tiled panel bath with mixer tap with hand held shower attachment. PVCu frosted double glazed window to side of property.

OUTSIDE

The rear is enclosed and bounded by wood panel fencing. Laid to lawn area and Astroturf with large patio ideal for garden furniture. Garden gate giving access to the front. Electric point and cold water tap.

The frontage is open plan with lawned area and shrub borders. Footpath leading to front door. Tarmacadam drive for two vehicles.

DIRECTIONS

On entering Broadlands from the A48 take a left turning at the roundabout and take the next right turning into Pant Gwyn where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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