



Gallt Y Ddrudwen, Broadlands, Bridgend .
CF31 5FL

£299,950

PJC PAYTON
JEWELL
CAINES

Gallt Y Ddrudwen, Broadlands, Bridgend . CF31 5FL

Well presented four bedroom DETACHED family home comprising entrance hall, downstairs WC, lounge, kitchen, dining room, CONSERVATORY, four bedrooms with ensuite to master bedroom, family bathroom, enclosed rear garden, GARAGE and off road parking. Viewing recommended. NO CHAIN.

£299,950 - Freehold

- Four bedroom detached house
- Conservatory, kitchen and utility room
- En suite to master bedroom
- Enclosed rear garden, EPC-C
- Off road parking and garage
- Sold with no ongoing chain



DESCRIPTION

A well presented four bedroom detached house situated in the popular development of Broadlands. The property offers excellent family accommodation with large enclosed rear garden and is within walking distance to the local facilities and amenities that Broadlands has to offer as well as the local Primary School. Excellent road links to the A48, M4 and Bridgend town centre.

The coastal town of Porthcawl is within a 10 minute commute as are the seaside beaches of Ogmore By Sea and Southerndown.

The property benefits from a generous conservatory to the rear, modern finishes throughout and a detached garage.

ENTRANCE

Via PVCu door into entrance hall finished with skimmed ceiling, emulsioned walls, under stairs storage area, ceramic tiled flooring and staircase with fitted carpet to first floor.

DOWNSTAIRS W.C. (3' 0" x 5' 8") or (0.91m x 1.72m)

Skimmed ceiling, emulsioned walls, ceramic tiled flooring, radiator and PVCu frosted double glazed window to the front of the property. Two piece suite comprising low level WC and pedestal wash hand basin.

DINING ROOM (8' 6" x 9' 5") or (2.60m x 2.86m)

Currently being used as a play room but can fit a good sized dining suite. Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of the property and radiator.

KITCHEN (11' 5" x 8' 6") or (3.47m x 2.59m)

Emulsioned ceiling and walls, ceramic tiled flooring, radiator and PVCu double glazed window to the rear of the property. Opening into utility area.

A range of wall and base units in a high gloss walnut finish and brushed chrome handles with a complementary work surface housing a stainless steel sink and drainer. Integrated dishwasher, electric oven, gas hob with overhead extractor hood. Integrated fridge/freezer. Space for table and chairs.

UTILITY ROOM (6' 7" x 4' 11") or (2.01m x 1.49m)

Emulsioned ceiling and walls, radiator, tiled flooring and PVCu double glazed door leading out to the rear of the property. Wall and base units with a complementary work surface housing a stainless steel sink and drainer. Wall mounted gas combination boiler. Integrated washing machine.

LOUNGE (11' 5" x 21' 0") or (3.48m x 6.41m)

Spanning the entire depth of the property. Emulsioned ceiling and walls, fitted carpet, two radiators, PVCu double glazed window to the front of the property and French doors leading into the conservatory.

CONSERVATORY (10' 6" x 13' 0") or (3.19m x 3.97m)

A good sized addition to the property and currently used as a formal dining area with views of the rear garden. Poly carbonate roof, PVCu double glazed units set on dwarf wall with French doors leading out to the rear garden and tiled flooring.



FIRST FLOOR LANDING

Via staircase with fitted carpet. Skimmed ceiling, access into attic, emulsioned walls, fitted carpet, built in storage cupboard and five doors leading off.

BEDROOM 2 (8' 6" x 12' 0") or (2.60m x 3.67m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of the property, built in wardrobes and radiator.

BEDROOM 4 (8' 6" x 8' 10") or (2.60m x 2.70m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of property and radiator.

FAMILY BATHROOM (6' 7" x 5' 7") or (2.0m x 1.70m)

Emulsioned ceiling, part emulsioned/part tiled walls, tiled flooring and PVCu double glazed window with obscured glass to the rear of property. Three piece suite comprising low level w.c. sink/pedestal and bath.

BEDROOM 3 (8' 10" x 8' 4") or (2.70m x 2.55m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of property and radiator.

MASTER BEDROOM (11' 9" x 12' 2") or (3.59m x 3.70m)

Emulsioned and walls, fitted carpet, PVCu double glazed window to the rear of the property, radiator and built in wardrobes. Door leading into the en suite.

EN-SUITE SHOWER ROOM (4' 11" x 5' 11") or (1.50m x 1.81m)

Emulsioned ceiling and walls, tiled flooring, PVCu double glazed window with obscured glass to the rear of property. Three piece suite comprising low level w.c. sink/pedestal and shower cubicle.

OUTSIDE

Off road parking.

The rear garden is enclosed and bounded by wooden panel fencing and is mainly laid to lawn with patio area and small decked area. Access to the front of the property.

GARAGE

To the side of the property. Up and over door. Power and light installed.

DIRECTIONS

From Bridgend town take Park Street to Bryntirion traffic lights and turn left into Broadlands development, at the roundabout take the third exit onto Heol Blandy, at the mini roundabout take the second exit and continue along the road turning left into Gallt Y Drudwen, continue along the road taking your second right and the property can be found on your left hand side.



Floorplan & EPC

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