



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

£189,950

PJC PAYTON
JEWELL
CAINES

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

Three bedroom DETACHED house comprising entrance hall, downstairs cloakroom, generous sized lounge, fitted kitchen, CONSERVATORY, EN SUITE to the master bedroom, single attached GARAGE and OFF ROAD PARKING.

£189,950 - Freehold

- Three bedroom DETACHED house
- Good sized lounge
- Downstairs cloakroom
- En suite to master bedroom
- Enclosed rear garden, EPC-C
- Single garage and driveway parking



DESCRIPTION

Introducing this three bedroom detached house situated in the popular location of Broadlands, within walking distance of Newbridge Fields, Maes Yr Haul Primary School and the shops, cafe bars, restaurant and facilities that Broadlands has to offer and within quick links to the M4 corridor and A48.

The property benefits from a good sized lounge, downstairs cloakroom, conservatory, en suite to master bedroom, enclosed rear garden, garage and off road parking. Viewing recommended.

ENTRANCE

Via part panelled double glazed front door into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling, emulsioned walls, black tiled slate flooring, radiator and carpeted staircase leading to the first floor.

DOWNSTAIRS CLOAKROOM

Artexed ceiling, part emulsioned/part tiled walls, radiator, continuation of the tiled flooring and frosted PVCu double glazed window to front of property. Two piece suite in white comprising low level w.c. and pedestal wash hand basin.

KITCHEN (10' 8" x 7' 7") or (3.26m x 2.31m)

Artexed ceiling, emulsioned walls, continuation of the tiled flooring and radiator. A range of wall and base units in light oak effect with complementary work surface housing acrylic single drainer sink unit and mixer tap. Tiling to splash back areas and plumbing for automatic washing machine. Integrated fridge/freezer, built in electric oven, four ring gas hob and extractor hood. Cupboard housing the boiler and PVCu double glazed windows to the front of property.

LOUNGE (16' 8" x 13' 11") or (5.08m x 4.23m)

Artexed ceiling with decorative coving, emulsioned walls, laminate flooring, two radiators, wall light facilities and under stairs storage. PVCu double glazed window to rear and sliding patio doors leading into the conservatory.

CONSERVATORY

Polycarbonate roof with fan light to remain, tiled flooring, radiator, fully glazed units and French doors leading out to the rear garden.

LANDING

Artexed ceiling with access into the attic, emulsioned walls and fitted carpet. Doors leading off.

FAMILY BATHROOM (7' 3" x 5' 7") or (2.22m x 1.69m)

Artexed and coved ceiling, extractor fan, part emulsioned/part tiled walls and vinyl flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead telephone style mixer shower tap, shower rail and curtain. Radiator and PVCu frosted double glazed window to side of property.



BEDROOM 1 (11' 10" max x 10' 8" max) or (3.61m max x 3.24m max)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator, two PVCu double glazed windows to front overlooking the communal lawn area. Built in double door wardrobes and door leading into the en suite.

EN SUITE

Artexed ceiling, fully tiled walls, fitted carpet, radiator and frosted PVCu double glazed window to front of property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and shower cubicle with mains fed shower.

BEDROOM 2 (10' 9" x 8' 1") or (3.27m x 2.47m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to rear of property and built in double door wardrobe.

BEDROOM 3 (8' 8" x 5' 7") or (2.64m x 1.71m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to rear of property and built in single door wardrobe.

OUTSIDE

The rear garden is enclosed and bounded by wood panel fencing, low maintenance garden with wood decked area and gravel areas. Courtesy door into the single attached garage which can also be accessed via up and over doors to the front via the tarmac driveway, power installed and pitch roof with space in the eaves.

The front is open plan with shrubs and stone gravel with footpath leading to the front door. The frontage offers a communal green area with shrubs and trees. Right of access to the neighbouring properties to their driveways. Variety of mature shrubs and stone gravel to the side of property.


DIRECTIONS

On entering Broadlands from the A48 take the third exit off the roundabout, continue along taking the second right onto Trem Y Dyffryn where the property can be found.



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		88
(69-80) C	72	
(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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