



Cae Llwydcoed, Broadlands, Bridgend .
CF31 5ES

£425,000

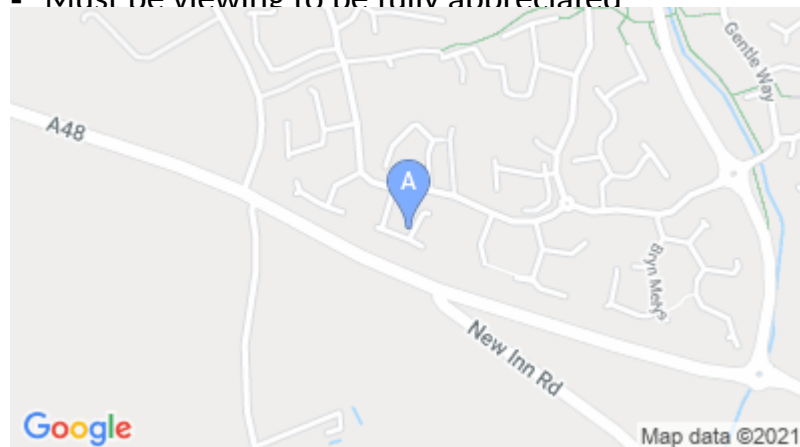


Cae Llwydcoed, Broadlands, Bridgend . CF31 5ES

We are pleased to offer this immaculate five bedroom detached townhouse, situated within the popular development of Broadlands. The property offers spacious accommodation throughout and would prove an ideal family home. Viewing comes highly recommended to fully appreciate this delightful property.

£425,000

- Modern five bedroom detached house
- Sought after location on Broadlands
- Beautifully presented throughout
- Open plan kitchen/living sun lounge
- En suite to bedroom one, double garage and driveway
- Jack and Jill en suite to the 2nd floor, EPC - B
- Must be viewing to be fully appreciated



DESCRIPTION

An impressive and modern five bedroom detached townhouse, situated within the popular development of Broadlands which is well served with shops, takeaways, public house/restaurant, cocktail bars, dental surgery and school. Good road access to Bridgend town centre, Porthcawl coastal area and the M4 corridor. The property benefits from two reception rooms, large open plan kitchen/sun lounge, utility, downstairs cloakroom, master bedroom with en suite, Jack and Jill bathroom to second floor, double garage and driveway. Viewing comes highly recommended to fully appreciate this delightful family home.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, skirting and solid bamboo flooring. Stairs leading to the first floor and doors leading into the lounge, reception two, kitchen and downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted roman blind, skimmed ceiling, wall mounted fuse box, emulsioned walls with half height ceramic tiles, skirting, a continuation of the bamboo flooring and radiator. Two piece suite comprising w.c. and corner wash hand basin with chrome mixer tap.

LOUNGE (20' 4" x 11' 6") or (6.20m x 3.50m)

Running the depth of the property and benefiting from dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed French doors leading out to the rear garden with fitted vertical blinds. Skimmed ceiling with recessed spot lights, coving, emulsioned walls, skirting and fitted carpet. Feature fireplace which is an electric coal effect fire with sandstone hearth and mantle.

RECEPTION 2/DINING ROOM (9' 2" x 11' 6") or (2.80m x 3.50m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed ceiling with centre ceiling rose and coving, emulsioned walls, skirting and a continuation of the bamboo flooring.

OPEN PLAN KITCHEN/SUN LOUNGE (27' 3" x 14' 1") or (8.30m x 4.30m)

A fabulous family kitchen area which opens into the sun lounge.

The kitchen area is finished with skimmed ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in solid oak with complementary roll top work surface and splash back plinth and glass splash back. Integrated double electric oven, induction hob, glass splash back with extractor hood and integrated dishwasher. Inset one and half basin sink with mixer tap and drainer. Pan drawers, display units and additional unit housing wine shelf. Ample space for breakfast table and chairs.

Sun lounge to the rear with insulated tiled roof with skimmed ceiling and recessed LED spot lights with two double glazed velux skylights. Vaulted ceiling, triple aspect of PVCu double glazed windows overlooking the South facing garden fitted with "perfect fit" concertina blinds and PVCu double glazed French doors leading out to the rear. PVCu sill with brick dwarf wall, skirting and ceramic tiles to the floor with under floor heating.



UTILITY

Part frosted glazed door leading out to the rear garden, a continuation of the low level and wall mounted kitchen units, plumbing for automatic washing machine and space for tumble. Inset sink with swan neck tap and drainer and wall mounted Worcester gas fired boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade to the generous sized landing with skimmed and coved ceiling, emulsioned walls with one feature papered wall and PVCu double glazed window overlooking the front. Fitted carpet and fitted storage cupboard housing the hot water tank and water pump.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with fitted roller blind and finished with skimmed ceiling with recessed spot lights, emulsioned walls with half height ceramic tiles, radiator and wood effect flooring. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment and a separate shower cubicle with fully glazed door housing a plumbed shower.

BEDROOM 4 (9' 2" x 11' 4") or (2.80m x 3.45m)

Overlooking the rear garden via PVCu double glazed window and finished with skimmed and coved ceiling, emulsioned walls, skirting, fitted carpet and double fitted wardrobe.

BEDROOM 5/STUDY (9' 2" x 6' 11") or (2.80m x 2.10m)

Currently used as a study. Overlooking the front via PVCu double glazed window and finished with skimmed and coved ceiling, emulsioned walls, skirting, fitted carpet and single fitted wardrobe.

MASTER BEDROOM (14' 1" x 11' 6") or (4.30m x 3.50m)

Overlooking the front via PVCu double glazed window and finished with skimmed and coved ceiling, emulsioned walls, skirting, fitted carpet and two double fitted wardrobes. Door leading into the en suite.

EN SUITE

PVCu frosted glazed window to the rear and finished with skimmed ceiling with recessed spot lights, emulsioned walls with half height ceramic tiles, skirting, radiator and fitted carpet. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and large walk in shower with sliding glazed doors housing a plumbed shower with ceramic tiles to all splash back areas.

SECOND FLOOR LANDING

Via stairs with fitted carpet to a generous sized landing. PVCu double glazed window to the front, skimmed and coved ceiling with central spot lights, emulsioned walls with one feature papered wall and fitted carpet. Large fitted storage cupboard with hanging rail. Doorway through into bedroom two.

BEDROOM 2 (11' 6" x 17' 1") or (3.50m x 5.20m)

Dual aspect natural light via PVCu double glazed window to the front and two PVCu double glazed windows to the side, access to loft storage, skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. Two double fitted wardrobes and access to the Jack and Jill shower room.



JACK AND JILL SHOWER ROOM

PVCu double glazed velux window to the rear, mansard and skimmed ceiling, recessed LED spot lights, emulsioned walls with half height ceramic tiles, skirting radiator and fitted carpet. Three piece suite in white comprising w.c. wash hand basin with mixer tap and large walk in shower with sliding glazed doors housing plumbed shower with ceramic tiles to all splash backs.

BEDROOM 3 (17' 1" x 9' 2") or (5.20m x 2.80m)

Dual aspect natural light via PVCu double glazed window to the front and two PVCu double glazed windows to the side and finished with skimmed and coved ceiling with central spot lights, emulsioned walls with one feature papered wall, skirting and fitted carpet and two double fitted wardrobes.

OUTSIDE

To the side of the property is a detached double garage with traditional up and over doors and driveway parking for up to four cars. Enclosed South facing rear garden laid to large area of patio leading to lawn with perimeter mature trees and shrubs and fully enclosed with closed board fence, side gated access and courtesy door into the garage.

Open aspect front garden enclosed by box shrubs and raised beds with artificial grass and steps up with handrail to the front door with an area of chipped slate.

DIRECTIONS

On entering Broadlands from the A48 take a left off the roundabout, continue to the next roundabout and take the first exit, follow the road along taking a left onto Cae Llwydcoed where the property can be found.


NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.



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	82	86
(69-80) C		
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk