



Chestnut Bush, Broadlands, Bridgend. CF31
5FG

£149,950



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Two bedroom semi detached house comprising entrance hall, downstairs WC, lounge, KITCHEN/DINER, family bathroom, two bedrooms both with fitted wardrobes, enclosed rear garden, OFF ROAD PARKING for two vehicles to the front. Ideal first time purchase. Sold with NO ONWARD CHAIN.

£149,950 - Freehold

- Modern two bedroom semi detached house
- Located in the sought after Broadlands development
- Gas fired combination boiler
- Good sized open plan kitchen/diner
- Off road parking for two vehicles to the front
- Good sized enclosed rear garden
- Sold with no onward chain.



DESCRIPTION

Well presented two bedroom semi detached house situated on the Broadlands development which is well served with shops, coffee/wine bars, public house/restaurant, dental surgery and within easy walking distance of Maes Yr Haul Primary School and the local train station. Good road access to Bridgend town centre. Ideal first time or investment purchase. Sold with no onward chain.

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Central spot lights, wall mounted circuit breaker, emulsioned walls, skirting and ceramic tiles to the floor. Doorway through into the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned walls, skirting, radiator and a continuation of the ceramic tiled flooring. Two piece suite in white comprising w.c. and corner wash hand basin with chrome mixer tap and tiling to splash back area.

LOUNGE (13' 11" x 13' 9") or (4.24m x 4.20m)

Overlooking the front of the property via PVCu double glazed window with a fitted venetian blind and finished with emulsioned walls, skirting and fitted carpet. Stairs leading to the first floor and a doorway through into the kitchen/diner.

KITCHEN/DINER (13' 9" x 7' 10") or (4.20m x 2.40m)

Overlooking the rear of the property via PVCu double glazed window with a fitted venetian blind and PVCu double glazed French doors. Two sets of spot lights, emulsioned walls, skirting and tile effect vinyl flooring. To the kitchen is a range of wall mounted and low level units in beech effect with a high gloss complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated electric oven with gas ring hob and overhead extractor hood. Space for high level fridge/freezer and plumbing for automatic washing machine. Ample space for dining table and chairs.

LANDING

Via stairs with fitted carpet and wooden balustrade, access to loft storage, fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler.

FAMILY BATHROOM

PVCu frosted double glazed window to the rear with a fitted venetian blind, emulsioned walls, skirting, radiator and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and bath with overbath plumbed shower with ceramic tiles to all splash back areas.

BEDROOM 1 (9' 10" x 10' 4") or (3.00m x 3.15m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with hanging rails and light which is ideal as a walk in wardrobe.



BEDROOM 2 (7' 3" x 9' 6") or (2.20m x 2.90m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind and finished with emulsions walls, skirting, fitted carpet and double fitted wardrobe.

OUTSIDE

Enclosed rear garden via closed board fence, laid to patio with lawn and paved areas leading up to a rear storage shed and raised beds with mature shrubbery and side access to the front of the property.

Open aspect front garden with two car parking spaces.

DIRECTIONS


On entering Broadlands from Bryntirion traffic lights, take the first left at the roundabout, continue along taking the second right and then first right onto Chestnut Bush where the property can be found.

NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



EPC

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



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