



**PAYTON
JEWELL
CAINES**
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Wild Field, Broadlands, Bridgend. CF31 5FF

£375,000



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****MODERN SUBSTANTIAL FOUR BED DETACHED HOME**** A four bedroom detached property situated within Broadlands. Accommodation comprises of lounge with feature fire place, separate dining room/second sitting room, modern fitted kitchen and double detached garage. Viewing highly recommended. No chain.

£375,000 - Freehold

- Modern substantial four bed detached
- Lounge with feature fireplace
- Separate dining room/second sitting room
- Modern fitted kitchen/utility/cloakroom
- Master bedroom with ensuite/EPC=C
- Double detached garage/No ongoing chain



DESCRIPTION

A large four bedroom modern family home, situated on the popular development of Broadlands which is well served with shops, take aways, cafe/wine bars and public house/restaurants, dentists and modern school.

Good road access into Bridgend town centre and Porthcawl coastal area.

Property offers excellent living accommodation and set within its own driveway with parking for approx six vehicles. Viewing highly recommend to be fully appreciated.

ENTRANCE

Via front door.

ENTRANCE HALL

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. Understairs storage. Staircase to first floor.

LOUNGE (20' 3" x 12' 11") or (6.18m x 3.93m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Two radiators. Focal point to the room is modern fire surround with back plate, black marble hearth and onset electric fire. PVCu double glazed window set within bay. Double doors into:

DINING ROOM (10' 10" x 10' 8") or (3.29m x 3.24m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed french doors to rear.

KITCHEN (11' 11" x 10' 8") or (3.62m x 3.24m)

Artexed ceiling. Emulsioned walls. Ceramic floor tiles. Modern high gloss wall and base units with complimentary wood effect work surfaces. Built in electric oven, four ring gas hob with chrome back plate and extractor hood. One and a half bowl stainless steel single drainer sink unit with mixer tap. Space for tall fridge/freezer. PVCu double glazed window to rear.

UTILITY AREA

Ceramic floor tiles. Stainless steel single drainer sink unit. Wood effect work surfaces. Plumbing for automatic washing machine. Space for other appliance. Wall mounted gas boiler. Part panel/part double glazed door to rear. Door into:

CLOAK ROOM

Artexed ceiling. Emulsioned walls. Ceramic floor tiles. Two piece suite comprising of low level WC and wall mounted hand basin with tiled splash back. PVCu frosted double glazed window to side of property.

RECEPTION 2 (12' 9" x 8' 6") or (3.88m x 2.58m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

FIRST FLOOR LANDING

Artexed ceiling. Access into attic. Emulsioned walls. Fitted carpet. Door to airing cupboard housing hot water tank.

FAMILY BATHROOM (9' 8" x 6' 5") or (2.95m x 1.95m)

Artexed ceiling. Emulsioned walls. Karndean flooring. Four piece suite comprising of low level WC, pedestal wash hand basin with tiled splash back, panelled bath with tiled splash back and fully tiled tiled mains fed shower cubicle. Radiator. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (15' 1" x 13' 3") or (4.59m x 4.03m)

Artexed ceiling. Emulsioned walls. Fitted sliding three door wardrobe. Fitted carpet. Radiator. PVCu double glazed window to front of property.

Travelling out of Bridgend along the A48, turn right at the roundabout into Broadlands, at the first roundabout turn left, follow this road along to the next roundabout and turn right follow this road and the property can be found.

EN SUITE (9' 9" x 6' 3") or (2.96m x 1.91m)

Artexed ceiling. Emulsioned walls. Karndean flooring. Four piece suite in white comprising of low level WC, pedestal wash hand basin, panelled bath with tiled splash back areas and fully tiled to shower cubicle with mains fed shower. Radiator. PVCu frosted double glazed window to side of property.

BEDROOM 2 (15' 5" x 10' 0") or (4.69m x 3.06m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

BEDROOM 3 (13' 7" x 8' 9") or (4.14m x 2.66m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 4 (9' 11" x 9' 9") or (3.03m x 2.97m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Fitted two door sliding door wardrobe. Radiator. PVCu double glazed window to rear of property.

OUTSIDE

The rear is enclosed and bounded by wood panel fencing. Laid to lawn area. Paved patio and wood decked areas ideal for garden furniture.


The property is situated within its own private access with no through road and parking for six vehicles.

The frontage has lawned areas with stone gravel borders and footpath leading to front door. Side access. Tarmacadam drive with parking for approx six vehicles leading to detached double garage.

DOUBLE GARAGE (18' 5" x 18' 5") or (5.62m x 5.61m)

Accessed via up and over doors and has power installed. Pitch and tiled roof with plenty of storage within eaves. Side access to rear garden.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(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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