



Wild Field, Broadlands, Bridgend County.
CF31 5FF

£475,000



PAYTON
JEWELL
CAINES

Wild Field, Broadlands, Bridgend County. CF31 5FF

A four DOUBLE BEDROOM DETACHED home comprising entrance hall, downstairs WC, TWO RECEPTION ROOMS, open plan kitchen/diner, UTILITY, master bedroom with ENSUITE, three further double bedrooms, family bathroom, enclosed SOUTH FACING rear garden, detached DOUBLE GARAGE and OFF ROAD PARKING. NO CHAIN.

£475,000 - Freehold

- Four double bedroom detached house
- Two good sized reception rooms
- Open plan kitchen/diner plus utility
- Master bedroom with ensuite/ NO ONGOING CHAIN
- Detached double garage with ample car parking
- Enclosed south facing rear garden/EPC -C / Council tax band - F



DESCRIPTION

Introducing this well maintained and beautifully presented four double bedroom detached house located within the sought after development of Broadlands development and situated within easy walking distance of all that Broadlands can offer including the Maes Yr Haul primary school, retail and food outlets, local pub and easy access to the A48. The property requires some modernisation but would make an investment purchase. This property benefits from an enclosed south facing rear garden, detached double garage, generous car parking to the front. The property is within easy walking distance of all that Broadlands can offer as well as being easy walking distance of Laleston giving access to either Maes Yr Haul, Trelales or Llangewydd/ Cefn Glas Junior schools and is sold with no onward chain.

ENTRANCE

Entrance via part glazed composite front door with a glazed side panel into the entrance hall with skimmed and coved ceiling, emulsioned walls, fitted storage cupboard, skirting and a wood effect floor and under stairs storage.

DOWNSTAIRS W.C.

Frosted glazed window to the front, emulsioned ceiling, central spot lights, emulsioned walls with half height ceramic tiled walls, radiator and Karndean flooring. Two piece suite comprising low level WC and wall mounted wash hand basin.

RECEPTION 2 (13' 9" x 10' 11") or (4.20m x 3.32m)

Overlooking the front via two PVCu double glazed windows and finished with a central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and a wood effect floor.

LOUNGE (20' 2" x 12' 10") or (6.15m x 3.90m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front, PVCu double glazed French doors leading out to the rear garden and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a wood effect floor. Freestanding electric pebble effect fire with wooden mantel is available to stay if required.



OPEN PLAN KITCHEN/DINER (20' 4" x 14' 9") or (6.20m x 4.50m)

To the kitchen area:

PVCu double glazed window overlooking the side, central spot lights, emulsioned ceiling and walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in high gloss white with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset circular sink with swan mixer tap and drainer. Integrated electric oven with four ring gas hob, overhead extractor hood and stainless steel splash back. Integrated dishwasher and slim line wine fridge. Space for under counter appliance. Wall mounted Ideal Icos gas fired boiler.

To the dining area:

Large PVCu double glazed sliding patio doors leading out onto the rear patio, fully glazed PVCu door leading to the side of the property with a built in fitted Venetian blind. Finished with emulsioned ceiling and walls, modern vertical radiator and a continuation of the ceramic tiled floor. Space for dining table and chairs.

UTILITY

PVCu double glazed window overlooking the rear, central light fitting, skimmed and coved ceiling, emulsioned walls, skirting and a wood effect floor. A range of low level and wall mounted kitchen units in white with a complementary roll top work surface, space for high level fridge/freezer, plumbing for automatic washing machine and radiator with radiator cover to remain.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade onto the gallery landing with a PVCu double glazed window with a fitted roller blind overlooking the front and a fitted storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1 (13' 9" x 13' 1") or (4.20m x 4.0m)

Overlooking the front of the property via two PVCu double glazed windows and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Wardrobes to remain if required. Door into ensuite.

EN-SUITE

PVCu frosted glazed window to the side, emulsioned ceiling, central spot lights, emulsioned walls, wall mounted heated chrome towel rail, skirting and a wood effect vinyl floor. Four piece suite in white comprising WC, wash hand basin, corner bath with chrome mixer tap and shower attachment and a separate corner shower cubicle with a plumbed shower and glazed sliding shower door.

BEDROOM 2 (13' 1" x 10' 6") or (4.00m x 3.20m)

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

BEDROOM 3 (13' 1" x 9' 4") or (4.00m x 2.85m)

Overlooking the front via two PVCu double glazed windows and finished with emulsioned and coved ceiling, central light fitting to remain, emulsioned walls, skirting and fitted carpet. Wardrobes to remain if required.



FAMILY BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling, central light fitting to remain, emulsioned walls, skirting and ceramic tiles to the floor. Four piece suite in white comprising WC, wash hand basin, bath and separate shower cubicle with sliding glazed doors housing a plumbed shower.

BEDROOM 4 (10' 6" x 10' 6") or (3.20m x 3.20m)

Currently used and fitted out as a dressing room. Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with central spot lights, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed south facing rear garden laid to three areas of patio, lawn with a corner hot tub (by separate negotiation), courtesy door into detached double garage.

Tarmacadam driveway to the front suitable for parking up to six cars. Open aspect front garden laid to lawn with a central pathway to the front door.


DOUBLE GARAGE

Power and light installed. Two up and over garage doors. Courtesy door to garden.



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 | | 83 |
| (69-80) C | 75 | |
| (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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