



Lowland Close, Broadlands, Bridgend . CF31
5BU

Offers In Region Of
£225,000



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Well presented three bedroom end terraced house comprising lounge, kitchen/diner with patio doors to the rear garden, downstairs w.c. EN SUITE to master bedroom, double and single bedrooms both have built-in wardrobes, family bathroom, private enclosed rear garden, OFF ROAD PARKING and GARAGE.

Offers In Region Of £225,000 - Freehold

- Three bedroom end terraced house
- Two double bedrooms with built in wardrobes
- Kitchen/diner
- En suite to master bedroom
- Low maintenance rear garden, EPC-C/ council tax band -
- Single garage/ Situated in a gated courtyard



DESCRIPTION

Situated in the gated court yard of Lowland Close, this well-presented three bedroom end terraced property comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner with patio doors leading to rear garden, master bedroom with en-suite, re-modernised family bathroom, private and enclosed rear garden, off road parking and single garage.

The property is located within the Broadlands development which is well served with shops, takeaways, restaurants, school and dental surgery.

ENTRANCE

Via part glazed composite door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with centre light, emulsioned walls, radiator and luxury vinyl flooring.

DOWNSTAIRS CLOAKROOM (5' 1" x 3' 3") or (1.56m x 0.99m)

Emulsioned ceiling with centre light, extractor fan, emulsioned walls, radiator and ceramic tiled flooring. Two piece suite comprising low level w.c and pedestal wash hand basin with tiling to splash back areas.

LOUNGE (18' 0" x 11' 1") or (5.48m x 3.39m)

Emulsioned and coved ceiling with two centre lights, smoke detector, emulsioned walls and PVCu double glazed window to front aspect with blind to remain Feature modern electric fireplace. Two double radiators, under stairs storage cupboard and a continuation of the LVT flooring. Staircase leading to first floor with fitted carpet and open balustrade. Glazed oak internal door leading into the kitchen/diner.

KITCHEN/DINER (13' 11" x 9' 5") or (4.23m x 2.87m)

Emulsioned ceiling with modern spot lights, emulsioned walls, PVCu double glazed window to rear aspect and PVCu sliding patio door to rear garden. A range of wall and base units in painted oak with stainless steel handles and complementary work top housing one and half bowl stainless steel sink with mixer tap. Integrated appliances include electric double oven, four ring gas hob and stainless steel cooker hood, dish washer and washing machine. Space for large fridge / freezer. Tiling to splash back areas, double radiator and ceramic tiled flooring.

Space for dining table and chairs.

LANDING

Emulsioned ceiling with centre light, smoke detector, access into attic space, emulsioned walls, fitted carpet and open balustrade.

BEDROOM 1 (11' 8" x 8' 5") or (3.55m x 2.57m)

Emulsioned ceiling with centre light, emulsioned walls, fitted carpet, two PVCu double glazed windows to front aspect and double radiator. Built in wardrobes behind the door.



EN-SUITE SHOWER ROOM (4' 10" x 4' 8") or (1.47m x 1.42m)

Emulsioned ceiling with two modern down lights, extractor fan, fully tiled from floor to ceiling and PVCu double glazed window with frosted glass to front aspect. Three piece suite comprising low level w.c. wash hand basin with mixer tap set on vanity unit with storage cupboard below and quadrant style shower enclosure fully tiled with mains fed shower which benefits from a handheld shower attachment and glass sliding double doors. Ceramic tiled flooring and wall mounted heated towel rail.

BEDROOM 2 (11' 8" x 7' 9") or (3.56m x 2.35m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect and double radiator. Built in double wardrobe with mirrored doors.

BEDROOM 3 (8' 5" x 5' 11") or (2.57m x 1.80m)

Emulsioned ceiling with centre light, emulsioned walls, double radiator and PVCu double glazed window to rear aspect. Double wardrobe with mirrored doors.

FAMILY BATHROOM (7' 8" x 5' 1") or (2.34m x 1.56m)

Emulsioned ceiling with modern down lights, extractor fan, part tiled/part emulsioned walls and PVCu double glazed window with frosted glass to side aspect. Three piece suite comprising w.c. wall mounted wash hand basin with mixer tap and double ended panel bath with wall mounted mixer tap and handheld shower attachment. Wall mounted heater towel rail and ceramic tiled flooring.

OUTSIDE

The rear garden is bound by wood panel fencing, laid to low maintenance decorative chipping's, patio area and raised decked area ideal for garden furniture. Rear garden gate gives access to the lane which provides access to the front courtyard.

The front of the property is open plan with path and wrought iron railings leading to the front door.

GARAGE

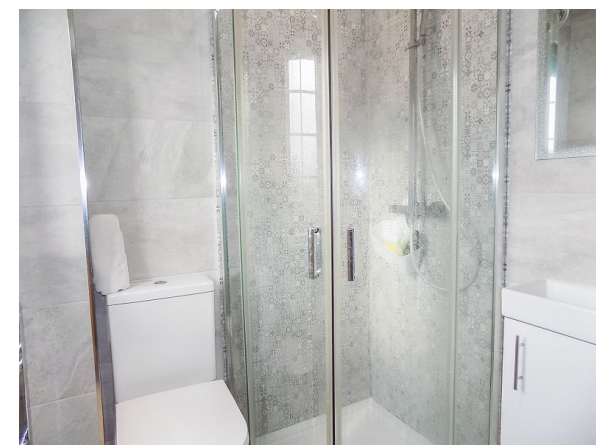
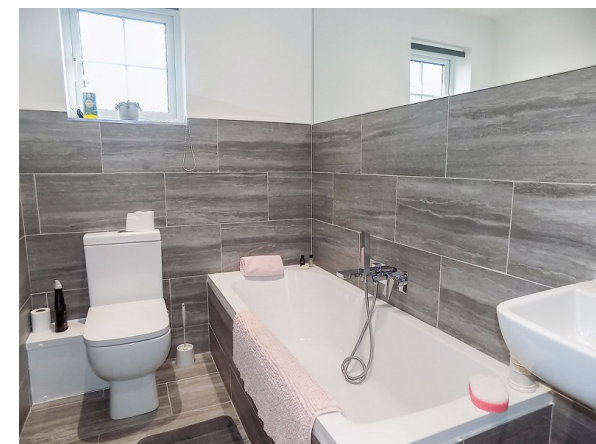
Garage located immediately to the side with up and over door and parking to the front. Power and lighting installed.

DIRECTIONS


From Bridgend town take Park Street to Bryntirion Hill traffic lights, turn left at the lights, at the first roundabout take the second exit, continue down the hill, at the next roundabout take the first exit, then a sharp right onto Greystone, follow the road around turn right onto Bryn Dryslwyn, continue along Bryn Dryslwyn, turn left onto Lowland Close and the gated courtyard is on your right hand side, the property is the first house on the right.

NOTE

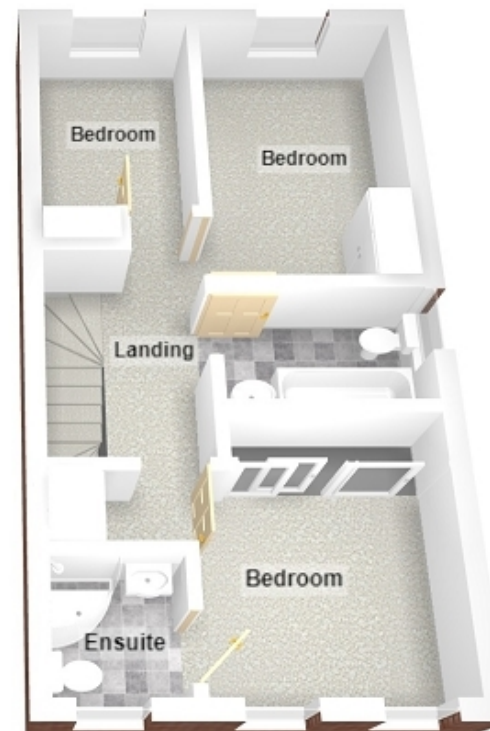
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(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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