



New Court, Broadlands , Bridgend County.  
CF31 5EL

Offers Over  
£410,000

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## New Court, Broadlands , Bridgend County. CF31 5EL

Four DOUBLE BEDROOM DETACHED family home situated in a quiet cul de sac of a small selection of executive built homes. The property benefits from TWO RECEPTION ROOMS, CONSERVATORY, two ENSUITE'S, enclosed rear garden and ample off road parking. Viewing comes highly recommended.

### Offers Over £410,000

- Executive four double bedroom detached house
- Kitchen/diner
- Two ensuite's plus family bathroom
- Study/ Conservatory/ Utility/ Downstairs WC
- Off road parking
- Enclosed rear garden/ EPC - D, Council tax band - F



## DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this beautiful executive style four bedroom detached family home located within a sought after cul de sac on Broadlands. The property benefits from four double bedrooms, good sized kitchen/diner, two ensuite's, downstairs WC, utility room and a conservatory.

The property is situated in the highly regarded residential development of Broadlands offering easy walking distance to Bryntirion Secondary School, close to Bridgend town centre as well as access to Maes Yr Haul Primary School and Broadlands commercial centre offering bars, public house, takeaways and Tesco Express. Internal viewing is highly recommended to appreciate all that this family home has to offer.

## ENTRANCE

Via door into entrance hall finished with skimmed and coved ceiling, ceiling light, smoke detector, emulsioned walls, radiator, built in storage cupboard. All door ways lead off. Staircase leading to first floor.

## DOWNSTAIRS W.C. (5' 4" x 5' 3") or (1.62m x 1.59m)

Skimmed ceiling with spot light, part emulsioned/part tiled walls, radiator and tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin.

## STUDY (11' 6" x 8' 8") or (3.50m x 2.64m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking front aspect and fitted carpet.

## LOUNGE (28' 1" x 11' 10") or (8.55m x 3.60m)

Skimmed and coved ceiling, three sets of feature ceiling roses and ceiling lights, emulsioned walls, three radiators, PVCu double glazed box bay window overlooking front aspect, PVCu double glazed French doors leading to conservatory and fitted carpet. The focal point to the room is a fireplace with stone mantel, hearth and surround.

## L-SHAPED KITCHEN / DINER (19' 3" x 15' 8") or (5.88m x 4.78m)

Narrowing to 3.05m. Skimmed ceiling with inset spot lights, part emulsioned/part tiled walls, three radiators, PVCu double glazed window overlooking the rear of the property, PVCu double glazed French doors with co-ordinating windows to the side overlooking the rear patio. A range of wall and base units with co-ordinating work surfaces. Integrated appliances include fridge/freezer, dishwasher, double oven, gas hob with overhead extractor hood. Composite one and a half bowl inset sink with drainer and mixer tap. Space for dining room table and chairs. Door way into utility.

## UTILITY (6' 9" x 5' 5") or (2.05m x 1.64m)

Skimmed ceiling, ceiling light, extractor fan, part emulsioned/part tiled walls, high rise wall mounted electric box, wall mounted gas boiler, radiator, laminate flooring, base units with work surface, inset sink with drainer and mixer tap. Space and plumbing for automatic washing machine and space for tumble drier. Door with frosted glass panel leading out to the side of the property.

## CONSERVATORY (11' 9" x 8' 4") or (3.58m x 2.53m)

Centre ceiling light and wall light, PVCu double glazed windows set on dwarf brick walls, PVCu double glazed solid glass door leading onto the rear and tiled flooring.



## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Feature PVCu double glazed window on the turn of the stairs overlooking the front of the property. Gallery landing finished with skimmed and coved ceiling, ceiling light, smoke detector, emulsioned walls, built in storage cupboard housing hot water cylinder, radiator and fitted carpet.

### BEDROOM 1 (13' 9" x 11' 11") or (4.19m x 3.63m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, two radiators, two sets of wall lights, PVCu double glazed window overlooking the front of the property, two sets of fitted wardrobes. Door way into ensuite.

### EN-SUITE (7' 7" max x 5' 6" max) or (2.31m max x 1.67m max)

Narrowing to 1.45m. Measurements into the shower. Skimmed ceiling with inset spot lights, part emulsioned/ part tiled walls, radiator, PVCu frosted double glazed overlooking the side of the property and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle with overhead shower.

### BEDROOM 2 (12' 6" x 11' 6") or (3.80m x 3.50m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted wardrobes and fitted carpet.

### BEDROOM 3 (10' 8" x 9' 8") or (3.26m x 2.95m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, fitted wardrobes and fitted carpet. Door to ensuite.

### EN-SUITE (6' 6" max x 5' 6" max) or (1.98m max x 1.67m max)

Narrowing to 1.14m. Measurements into the shower. Skimmed ceiling, ceiling light, emulsioned walls with tiling to splash back areas, wall mounted extractor fan, radiator, PVCu frosted double glazed window overlooking the rear of the property and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle with overhead shower.

### BEDROOM 4 (12' 11" x 8' 11") or (3.94m x 2.72m)

Skimmed and coved ceiling, ceiling light, access into loft, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, fitted wardrobes and fitted carpet.

### FAMILY BATHROOM (8' 10" x 6' 10") or (2.70m x 2.08m)

Skimmed ceiling with inset spot lights, part emulsioned/ part tiled walls, radiator, PVCu frosted double glazed overlooking the rear of the property and fitted carpet. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and walk in shower cubicle.

## OUTSIDE

Enclosed rear garden bounded by panel fencing with area laid to patio, further area laid to lawn and beds for planting. Gated access to the front of the property.

To the front there is a block paviour driveway, area laid to lawn with shrubbery and pathway leading to the front door.




## NOTE

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



For more photos please see [www.pjhomes.co.uk](http://www.pjhomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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