



New Candlestone, Broadlands, Bridgend
County. CF31 5DX

£325,000

PJC PAYTON
JEWELL
CAINES

New Candlestone, Broadlands, Bridgend County. CF31 5DX

Beautifully presented five bedroom DETACHED FAMILY HOME comprising entrance hall, downstairs WC, TWO RECEPTION ROOMS, large kitchen/diner, CONSERVATORY, five bedrooms with ENSUITE to master bedroom, family bathroom, recently LANDSCAPED rear garden and OFF ROAD PARKING to the front.

£325,000 - Freehold

- Five bedroom detached house
- Two reception rooms plus Conservatory
- Large kitchen/diner/family room
- Master bedroom with ensuite shower room
- Off road parking/ EPC - E , Council tax band -
- Enclosed low maintenance rear garden



DESCRIPTION

We are pleased to introduce for sale this immaculately presented five bedroom detached family home situated in the sought after development of Broadlands. The property benefits from two reception rooms as well as a large conservatory with cosy roof to the rear, downstairs WC, five bedrooms with ensuite to master, enclosed recently landscaped rear garden and off road parking to the front.

Broadlands is a popular location which benefits from local facilities and amenities including coffee shops, cafe/bars, restaurants, dental surgery, day nursery and Primary School. It is within walking distance of Bridgend town centre and benefits from quick links to the A48 and M4 corridor. Porthcawl seaside town is a short 15 minute drive as is the beach locations of Ogmore By Sea and Southerndown. Internal viewing is highly recommended to fully appreciate all that this family home has to offer.

ENTRANCE

Via composite door with frosted glass panel through to entrance hall finished with skimmed and coved ceiling, ceiling light, smoke detector, emulsioned walls, radiator and laminate flooring. Staircase leading to first floor.

DOWNSTAIRS W.C. (6' 5" x 2' 10") or (1.95m x 0.87m)

Skimmed and coved ceiling, ceiling light, high rise electric box, part emulsioned/part tiled walls, PVCu frosted double glazed window overlooking front aspect, radiator and tiled flooring. Two piece suite in white comprising low level WC and wash hand basin with vanity beneath.

LOUNGE (15' 2" max x 14' 10" max) or (4.62m max x 4.51m max)

Narrowing to 3.45m. Skimmed and coved ceiling, emulsioned walls, two sets of wall lights, radiator, PVCu double glazed window with fitted Venetian blind overlooking the front of the property, under stair storage, feature electric fire with marble mantel, hearth and surround, fitted carpet and double doors with glass panels lead through to open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (21' 8" max x 10' 2" max) or (6.61m max x 3.10m max)

Skimmed and coved ceiling with inset spot lights, emulsioned walls, vertical radiator, PVCu double glazed window overlooking conservatory, PVCu double glazed French doors with glass panels leading into conservatory as well as a second PVCu door with solid glass panel leading to the rear garden and large high gloss tiled flooring. A range of wall and base units with co-ordinating work surfaces, ceramic Belfast sink with chrome mixer tap. Integrated appliances include microwave, low level fridge and freezer, slim line dishwasher, oven and five ring gas hob with overhead extractor hood. Space for dining room table and chairs. Double doors lead through to a second reception room.

RECEPTION 2 (12' 6" x 8' 6") or (3.80m x 2.60m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window with fitted Venetian blinds overlooking the front of the property and a continuation of the large tiled flooring. Door way through to storage area/utility.

UTILITY AREA/STORE

Skimmed and coved ceiling with inset spot lights, emulsioned walls, space and plumbing for automatic washing machine and space for tumble drier.



CONSERVATORY (13' 5" x 12' 11") or (4.09m x 3.94m)

Cosy ceiling which is skimmed with feature ceiling light, PVCu double glazed windows to front, side and rear set on skimmed dwarf walls, PVCu double glazed window overlooking the kitchen/diner as well as PVCu double glazed French doors, radiator, PVCu double glazed French doors lead out onto the rear patio space and light wood effect laminate flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden hand rail. Artex ceiling, ceiling light, smoke detector, access to loft, emulsioned walls, storage cupboard housing gas fired boiler as well as a further built in storage cupboard and fitted carpet. Door ways lead off.

MASTER BEDROOM (11' 10" x 8' 10") or (3.61m x 2.68m)

Artex ceiling, ceiling light, emulsioned walls, PVCu double glazed window overlooking the rear of the property with fitted French shutters, fitted wardrobes with sliding doors and fitted carpet. Door way to ensuite.

EN-SUITE SHOWER ROOM (7' 4" max x 5' 8" max) or (2.24m max x 1.73m max)

Measurement taken into the shower cubicle, skimmed ceiling with inset spot lights, floor to ceiling tiled walls, wall mounted chrome heated towel rail, PVCu frosted double glazed window overlooking rear aspect and tiled flooring. Three piece suite comprising low level WC, wash hand basin with vanity and walk in shower cubicle.

BEDROOM 2 (8' 6" x 7' 11") or (2.59m x 2.41m)

Artexed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, built in storage cupboard and laminate flooring.

BEDROOM 3 (8' 5" x 7' 10") or (2.57m x 2.38m)

Artex ceiling, centre spot light, access to loft, emulsioned walls, PVCu double glazed window overlooking the rear, fitted storage cupboard and fitted carpet.

BEDROOM 4 (8' 6" x 7' 4") or (2.60m x 2.23m)

Skimmed ceiling, ceiling light, emulsioned walls, PVCu double glazed window overlooking the front of the property with fitted Venetian blinds and laminate flooring.

BEDROOM 5 (8' 6" x 6' 0") or (2.60m x 1.83m)

Skimmed ceiling, ceiling light, emulsioned walls, PVCu double glazed window overlooking the side of the property and laminate flooring.

BATHROOM (5' 11" x 5' 5") or (1.80m x 1.66m)

Artex ceiling with sunken spot lights, part emulsioned/part tiled walls, PVCu frosted double glazed window overlooking the front of the property, wall mounted chrome heated towel rail and wood effect tiled flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity beneath and double ended bath with overhead shower and shower screen.



OUTSIDE

2nd floor accomodation Additional Land Attic room/bedroom 5 Attic Room/Bedroom One Recently landscaped low maintenance rear garden enclosed and bounded by panel fencing, area laid to patio ideal for garden furniture and entertaining, area laid to artificial turf with borders for shrubs and planting. Outside water tap and lighting. Gate giving access to the front of the property.

Low maintenance front garden with tarmac driveway for off road parking and path leading to the front door with artificial turf and stone chippings. Outside lighting.

NOTE

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

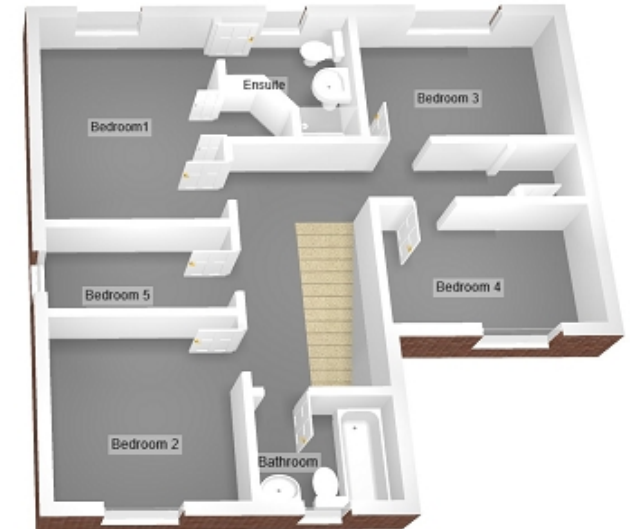
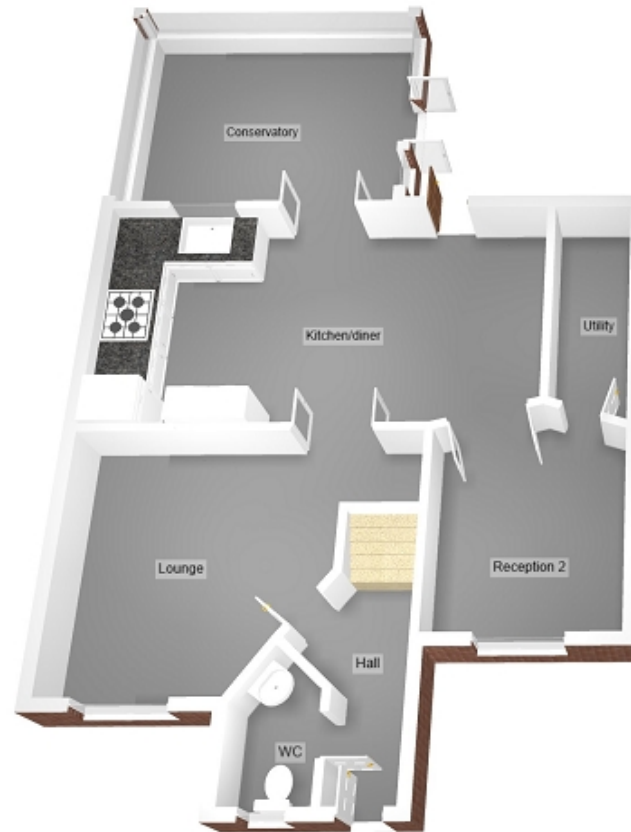


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk