



Chestnut Bush, Broadlands, Bridgend
County. CF31 5FG

£189,995



Chestnut Bush, Broadlands, Bridgend County. CF31 5FG

Two bedroom semi detached house comprising entrance hall, downstairs WC, lounge, KITCHEN/DINER, family bathroom, two bedrooms both with fitted wardrobes, enclosed rear garden, OFF ROAD PARKING for two vehicles to the front. Ideal first time purchase.

£189,995 - Freehold

- Modern two bedroom semi detached house
- Located in the sought after Broadlands development
- Gas fired combination boiler
- Good sized open plan kitchen/diner
- Off road parking for two vehicles to the front
- Good sized enclosed rear garden/ EPC - C, Council tax band - D



DESCRIPTION

A beautifully presented and recently renovated two bedroom semi detached house situated on the Broadlands development which is well served with shops, coffee/wine bars, public house/restaurant, dental surgery and within easy walking distance of Maes Yr Haul Primary School and the local train station. Good road access to Bridgend town centre. Ideal first time purchase.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall finished with stippled ceiling, ceiling light emulsioned walls, radiator, high rise wall mounted electric box and tiled flooring.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, stippled ceiling, ceiling light, emulsioned walls, radiator and a continuation of the ceramic tiled flooring. Two piece suite in white comprising w.c. and pedestal wash hand basin with chrome mixer tap and tiling to splash back area.

LOUNGE (13' 11" x 13' 9") or (4.24m x 4.20m)

Overlooking the front of the property via PVCu double glazed window with a fitted Venetian blind and finished with stippled ceiling, ceiling light, smoke detector, emulsioned walls, radiator and laminate flooring. Stairs leading to the first floor and a doorway through into the kitchen/diner.

KITCHEN/DINER/LIVING ROOM (13' 9" x 7' 10") or (4.20m x 2.40m)

Overlooking the rear of the property via PVCu double glazed window with a fitted venetian blind and PVCu double glazed French doors. Stippled ceiling, two sets of ceiling lights, emulsioned walls with tiling to splash back areas, anthracite modern vertical radiator and tiled flooring. To the kitchen is a range of wall mounted and low level units in a navy blue shaker style with co-ordinating marble effect work surface. Inset stainless steel sink with mixer tap and drainer, integrated oven with gas ring hob and overhead extractor hood. Space for high level fridge/freezer and plumbing for automatic washing machine. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade, stippled ceiling, smoke detector, access to loft storage, emulsioned walls, radiator, fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler.

FAMILY BATHROOM

PVCu frosted double glazed window to the rear with a fitted venetian blind, stippled ceiling, ceiling light, extractor fan, part emulsioned/ part tiled walls, matt black wall mounted heated towel rail, radiator and tiled flooring. Three piece suite in white comprising w.c. wash hand basin with vanity beneath and panelled bath with overhead rainfall shower with matt black fixtures and fittings and glass shower screen.

BEDROOM 1 (9' 10" x 10' 4") or (3.0m x 3.15m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with stippled ceiling, ceiling light, emulsioned walls, radiator and laminate flooring. Fitted storage cupboard with hanging rails and light which is ideal as a walk in wardrobe.



BEDROOM 2 (7' 3" x 9' 6") or (2.20m x 2.90m)

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with stippled ceiling, emulsioned walls, radiator, fitted wardrobes with mirrored sliding doors and laminate flooring.

OUTSIDE

Recently landscaped enclosed rear garden via panel fencing, area laid to patio ideal for garden furniture with lawn and storage shed to the rear. Side access leading back to the front.

Open aspect front garden with double driveway.

DIRECTIONS


On entering Broadlands from Bryntirion traffic lights, take the first left at the roundabout, continue along taking the second right and then first right onto Chestnut Bush where the property can be found.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	76	
(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.



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