



Pant Poeth, Broadlands, Bridgend County.
CF31 5BD

£359,950



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Four bedroom DETACHED house comprising entrance hall, downstairs WC, lounge, kitchen, UTILITY, dining room, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden and GARAGE. Viewing highly recommended.

£359,950 - Freehold

- Four bedroom detached house
- Downstairs WC/ Utility
- Two reception rooms
- Ensuite to master bedroom
- Enclosed private rear garden/ EPC - D, Council tax band - E
- Off road parking/ Garage



DESCRIPTION

Introducing this well presented four bedroom detached home located on the sought after development of Broadlands. The property has good access to the A48 and is within walking distance of all the local amenities that Broadlands has to offer including Maes Yr Haul Primary School, Tesco Express, eateries, bars, pharmacy, salon and a family friendly pub.

ENTRANCE

Via part frosted glazed PVCu door with glazed stained glass side panel into the entrance hall finished with artexed and coved ceiling, two centre pendant lights, smoke detector, emulsioned walls with feature papered border, skirting and laminate flooring. Doors leading to lounge, downstairs WC, kitchen. Stairs leading to first floor.

DOWNSTAIRS W.C. (5' 1" max x 4' 7" max) or (1.56m max x 1.40m max)

Artexed ceiling, centre light, extractor fan, emulsioned walls with feature papered border, radiator, skirting and fitted lino flooring. Two piece suite comprising low level WC and pedestal wash hand basin with tiling to splash back area.

LOUNGE (16' 4" x 11' 4") or (4.97m x 3.45m)

Artexed and coved ceiling, two ceiling lights, part emulsioned walls with feature papered border, two radiators, two large PVCu double glazed windows overlooking the front of the property, feature gas fire with wooden surround and marble hearth, skirting and fitted carpet. Double door leading to dining room.

KITCHEN (14' 2" max x 9' 9" max) or (4.32m max x 2.96m max)

Artexed ceiling, two sets of spot lights, emulsioned walls with feature papered border, tiling to splash back areas, skirting and tiled flooring. A range of wall and base units in a light oak with complementary roll top work surface. Integrated fridge/freezer, dishwasher, induction hob with overhead extractor fan and built in double oven. One and a half inset sink with chrome mixer tap. Two large PVCu double glazed windows overlooking the rear of the property. Door way to dining room and opening into utility.

UTILITY (5' 9" x 5' 1") or (1.76m x 1.54m)

Artexed ceiling, centre spot light, emulsioned walls with tiling to splash back area, feature papered border, radiator, skirting and a continuation of tiled flooring. Base unit in light oak with complementary roll top work surface. Space for washing machine and tumble drier. Inset sink with chrome mixer tap. Wall mounted boiler. Part glazed wooden door to side.

DINING ROOM (11' 3" x 9' 11") or (3.44m x 3.01m)

Artexed and coved ceiling, centre light, emulsioned walls with papered border, radiator, skirting and fitted carpet. PVCu double doors leading to the rear garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet, hand rail and spindles. Artexed ceiling, centre light, access to loft, emulsioned walls with feature paper border, skirting and fitted carpet. Airing cupboard housing hot water tank with shelving. Doors to four bedrooms and family bathroom.



FAMILY BATHROOM (7' 10" x 7' 0") or (2.39m x 2.14m)

Artexed ceiling, centre light, emulsioned walls with half height tiling and full height tiling to the shower cubicle, radiator, frosted PVCu double glazed window overlooking the side of the property and lino flooring. Four piece suite comprising low level WC, pedestal wash hand basin and bath with shower attachment and freestanding glass shower cubicle with overhead shower.

BEDROOM 1 (17' 9" max x 11' 9" max) or (5.41m max x 3.57m max)

Artexed ceiling, centre light, emulsioned walls with feature paper border, radiator, three PVCu double glazed windows overlooking the front of the property, two built in double wardrobes, one single built in wardrobe, skirting and fitted carpet. Door way to ensuite.

EN-SUITE (7' 10" x 5' 4") or (2.40m x 1.63m)

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property skirting and fitted lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with overhead shower and glass screen.

BEDROOM 2 (12' 3" x 9' 10") or (3.74m x 2.99m)

Artexed ceiling, centre light, emulsioned walls with feature papered border, built in double wardrobe, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 3 (8' 11" x 7' 7") or (2.73m x 2.32m)

Artexed ceiling, centre light, emulsioned walls with feature papered border, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 4 (8' 11" x 7' 11") or (2.72m x 2.42m)

Artexed ceiling, centre light, emulsioned walls with feature papered border, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

OUTSIDE

Enclosed private rear garden laid lawn with patio and decorative stones, gated side access to the front of the property. Door to utility.

Off road parking for two cars to the front of the property, laid to lawn.


GARAGE

Electric roller door. Power and light installed.



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		79
(55-68) D	68	
(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

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