



Vale Park, Broadlands, Bridgend County.  
CF31 5EA

£249,950



PAYTON  
JEWELL  
CAINES

## Vale Park, Broadlands, Bridgend County. CF31 5EA

We are proud to introduce for sale this beautifully presented three bedroom semi detached house offering excellent family accommodation throughout. The property comprises lounge, high gloss fitted kitchen, CONSERVATORY, family bathroom, enclosed private rear garden and PARKING FOR TWO VEHICLES. Early viewing is highly recommended.

**£249,950 - Freehold**

- Three bedroom semi detached house
- Conservatory
- Downstairs WC
- Off road parking for two vehicles
- Beautifully landscaped and private rear garden
- Sought after location of Broadlands/ EPC - D, Council tax band - D



## DESCRIPTION

Introducing for sale this beautifully presented three bedroom semi detached property situated within the sought after development of Broadlands benefiting from a central commercial hub offering a Tesco Express, many food outlets and a family friendly public house as well as children's nursery and Maes Yr Haul Primary School. There are local bus routes serving the area and the position of this property is ideal for walking distance to Bridgend town centre with excellent links to the M4 and A48.

## ENTRANCE

Via PVCu door with frosted panel through to entrance hall finished with artexed ceiling, ceiling light, smoke detector, emulsioned walls, PVCu double glazed window to the side of the property, radiator, staircase leading to first floor.

## DOWNSTAIRS W.C. (6' 11" x 2' 11") or (2.12m x 0.88m)

Artexed ceiling, ceiling light, emulsioned walls, PVCu frosted double glazed window overlooking the front of the property, radiator and mosaic tile effect vinyl flooring. Two piece suite in white comprising low level WC and wall hung wash hand basin.

## LOUNGE (15' 0" x 12' 4") or (4.57m x 3.76m)

Artexed ceiling, ceiling light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the front of the property, under stairs storage cupboard with power and lighting and fitted fitted. Door way through to kitchen.

## KITCHEN (15' 6" x 8' 6") or (4.72m x 2.59m)

Skimmed ceiling with inset spot lights, emulsioned walls with tiling to splash back areas, a range of wall and base units in a high gloss cream with co-ordinating wood effect laminate work surfaces and oak flooring. Integrated appliances include oven with five ring gas hob and overhead extractor hood, fridge/freezer and wine cooler. Space and plumbing for automatic washing machine. Breakfast bar with area for stools. One and a half bowl stainless steel sink with drainer and mixer tap. Square opening into conservatory.

## CONSERVATORY (14' 5" x 8' 10") or (4.39m x 2.69m)

PVCu double glazed windows set on dwarf walls overlooking the rear garden, two radiators, continuation of the oak flooring.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Artexed ceiling, ceiling light, smoke detector, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, airing cupboard housing hot water tank and fitted carpet.

## BEDROOM 1 (13' 7" x 8' 8") or (4.14m x 2.64m)

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

## BEDROOM 2 (9' 11" x 8' 8") or (3.01m x 2.65m)

Artexed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and laminate flooring.



### **BEDROOM 3 (8' 6" x 6' 7") or (2.58m x 2.01m)**

Artexed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted carpet and over stair storage cupboard.

### **BATHROOM (6' 7" x 5' 6") or (2.01m x 1.68m)**

Artexed ceiling, ceiling light, extractor fan, part emulsioned/part tiled walls, radiator, PVCu frosted double glazed window overlooking the rear of the property and laminate flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower and glass shower screen.

### **OUTSIDE**

Enclosed low maintenance rear garden bounded mainly by panel fencing, area laid to artificial turf with further area laid to patio ideal for garden furniture and entertaining, wooden storage shed to remain and raised flower bed. Gated access leading back to the front of the property. Outside water tap.

To the front the property is open plan with driveway parking for two cars.

### **NOTE**

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


### **DIRECTIONS**

From Bridgend take Park Street to the traffic lights at Bryntirion Hill, turn left into Broadlands development, at the Broadlands roundabout turn left, continue along the road until you see the turning for Vale Park on the left hand side, turn into Vale Park and turn right into the cul de sac where the property can be found on your left.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.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>		77
(55-68) <b>D</b>	63	
(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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