



Maes Y Fedwen, Broadlands, Bridgend  
County. CF31 5DA

£259,950

**PCJ** PAYTON  
JEWELL  
CAINES

## Maes Y Fedwen, Broadlands, Bridgend County. CF31 5DA

Three bedroom DETACHED house on Broadlands comprising entrance hall, DOWNSTAIRS WC, lounge/ diner, kitchen, master bedroom with shower, two further bedrooms, family bathroom, ENCLOSED REAR and SIDE GARDENS, OFF ROAD PARKING and GARAGE.

£259,950

- Three bedroom detached house
- Downstairs WC
- Master bedroom with shower
- Off road parking/ Garage
- Ideal first time purchase
- Good sized rear garden/ EPC - D , Council tax band - D



## DESCRIPTION

Introducing this three bedroom detached home offering excellent family accommodation set on a popular street within Broadlands. Broadlands is a sought after area to the West of Bridgend and boasts Maes Yr Haul Primary School and is within easy walking distance of Bryntirion and Brynteg secondary Schools. The commercial centre of Broadlands has a Tesco Express, family friendly pub as well as plenty of food outlets. Viewing highly recommended.

## ENTRANCE

Via part frosted glazed composite door into entrance hall finished with artexed ceiling, centre light, smoke alarm, emulsioned walls, radiator, skirting and laminate flooring. Stairs to first floor. Doors to downstairs WC, kitchen and lounge.

## DOWNSTAIRS W.C. (5' 5" x 3' 1") or (1.65m x 0.95m)

Artexed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window overlooking the front of the property, skirting and tiled flooring. Two piece suite comprising low level WC and wall hung sink with chrome taps.

## LOUNGE (13' 1" x 11' 5") or (3.99m x 3.47m)

Artexed and coved ceiling, centre light, emulsioned walls, feature marble fireplace with wooden fire surround and electric fire, radiator, large PVCu double glazed window overlooking the front of the property, skirting and laminate flooring. Opening into dining room.

## DINING ROOM (9' 2" x 9' 1") or (2.79m x 2.76m)

Artexed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed French doors leading to rear garden, skirting and laminate flooring.

## KITCHEN (11' 9" x 8' 9") or (3.59m x 2.66m)

Artexed ceiling, centre light, emulsioned walls with tiling to splash back areas, skirting and tiled flooring. Part frosted glazed PVCu door leading to the side of the property and PVCu double glazed window overlooking the rear garden. A range of wall and base units in cream with a complementary work surface. One and a half bowl inset stainless steel sink with chrome mixer tap. Integrated oven and four ring gas hob with chrome extractor hood. Space for dishwasher and space for freestanding fridge/freezer. Wall mounted boiler.

## FIRST FLOOR LANDING

Via stairs with hand rail and spindles. Artexed ceiling, centre light, smoke detector, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Door ways leading off to family bathroom, three bedrooms and an over stairs storage cupboard housing shelving and hot water tank.

## FAMILY BATHROOM (6' 1" x 6' 1") or (1.85m x 1.85m)

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window overlooking the rear of the property, radiator, skirting and tiled flooring. Three piece suite comprising WC and sink set within vanity unit and L shaped bath with overhead chrome shower and glass screen.



## **BEDROOM 1 (12' 10" max x 11' 2" max) or (3.90m max x 3.41m max)**

Artexed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Arch way opening leading to shower and sink.

## **SHOWER ROOM (5' 3" x 2' 5") or (1.60m x 0.74m)**

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, PVCu frosted window overlooking the rear of the property, skirting and fitted carpet. Two piece suite comprising wall hung sink with chrome taps and shower cubicle with chrome overhead shower and glass screen. No WC.

## **BEDROOM 2 (11' 2" max x 10' 2" max) or (3.40m max x 3.09m max)**

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

## **BEDROOM 3 (9' 1" x 8' 0") or (2.76m x 2.44m)**

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

## **OUTSIDE**

Rear garden enclosed by feather edge fencing laid to patio and lawn. Side access to the garage.

Laid lawn area to the side with hedgerow and off road parking for two vehicles.

The front is enclosed by hedgerow and laid to lawn.

## **GARAGE**


Traditional up and over door. Power and lighting installed. Side access to garden.

## **NOTE**

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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