



Maes-yr-eirlys, Broadlands , Bridgend
County. CF31 5DG

£280,000

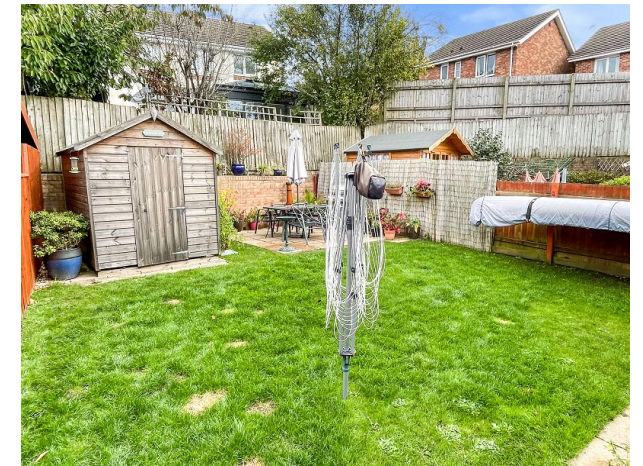


Maes-yr-eirlys, Broadlands , Bridgend County. CF31 5DG

Three bedroom DETACHED home offering excellent family accommodation comprising entrance hall, downstairs WC, lounge, dining area, kitchen, second reception room, CONSERVATORY, ENSUITE to master bedroom, two further bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING..

£280,000 - Freehold

- Three bedroom detached family home
- Quiet cul de sac location
- Two reception rooms
- Conservatory, EPC - C / council tax band - D
- Ensuite to master bedroom
- Enclosed private rear garden/ Off road parking



DESCRIPTION

We are pleased to introduce this three bedroom detached family home benefiting from downstairs WC, two reception rooms, conservatory, ensuite to master bedroom, enclosed rear garden and off road parking. The property is situated within the popular residential development of Broadlands which is well served with takeaways, shops, dental surgery, public house, schools and restaurants. The property offers good road access to Bridgend town centre, the A48 as well as Porthcawl coastal areas. Viewing highly recommended to fully appreciate this family home.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with artexed ceiling, centre light, emulsioned walls, skirting and fitted carpet. Door way to downstairs WC, second reception room and lounge.

DOWNSTAIRS W.C.

Artexed ceiling, centre light, emulsioned walls, radiator, frosted glazed PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Two piece suite comprising low level WC and wall mounted wash hand basin. Consumer board.

RECEPTION 2 (14' 8" x 8' 3") or (4.46m x 2.51m)

Converted garage. Artexed ceiling, centre spot lights, emulsioned walls with one feature papered wall, radiator, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

LOUNGE (13' 6" x 11' 2") or (4.11m x 3.41m)

Artexed and coved ceiling, feature light, emulsioned walls with one feature papered wall, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Feature gas fireplace. Opening into the dining area. Door way leading to stairs to first floor landing.

DINING AREA (10' 8" x 9' 7") or (3.26m x 2.91m)

Artexed and coved ceiling, centre feature light, emulsioned walls with one feature papered wall, radiator, sliding door leading to large conservatory, skirting and fitted carpet.

KITCHEN (12' 4" x 9' 10") or (3.77m x 3.0m)

Artexed ceiling with centre spot light, emulsioned walls with tiling to splash back areas, radiator, large PVCu double glazed window overlooking the conservatory and door way leading into conservatory, skirting and tile effect fitted lino. A range of wall and base units in a light ash colour with complementary square edge work surface. One and a half basin inset sink with chrome mixer tap. Space for under counter washing machine, under counter dishwasher and freestanding fridge/freezer. Integrated electric oven with four ring gas hob and overhead extractor fan.

CONSERVATORY (19' 2" x 8' 6") or (5.83m x 2.60m)

Perspex roof, double glazed units set on dwarf wall, two wall mounted lights, wood effect laminate flooring, radiator and PVCu double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

Via stairs to first floor landing. Under stairs storage cupboard with power installed. Artexed ceiling, access to loft, smoke alarm, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Airing cupboard housing hot water cylinder and shelving. Door ways leading to family bathroom and three bedrooms.

BATHROOM (8' 9" x 5' 8") or (2.67m x 1.72m)

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

BEDROOM 1 (11' 0" x 11' 0") or (3.35m x 3.36m)

Artexed ceiling, centre pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Built in wardrobe with double doors. Door way leading to ensuite.

EN-SUITE (4' 10" x 4' 10") or (1.48m x 1.47m)

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted glazed window overlooking the side of the property, skirting and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin with fitted mirror above and shower enclosure with glass doors and chrome mixer shower.

BEDROOM 2 (10' 8" x 8' 9") or (3.25m x 2.66m)

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

BEDROOM 3 (9' 1" x 8' 10") or (2.78m x 2.68m)

Artexed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in storage cupboard.

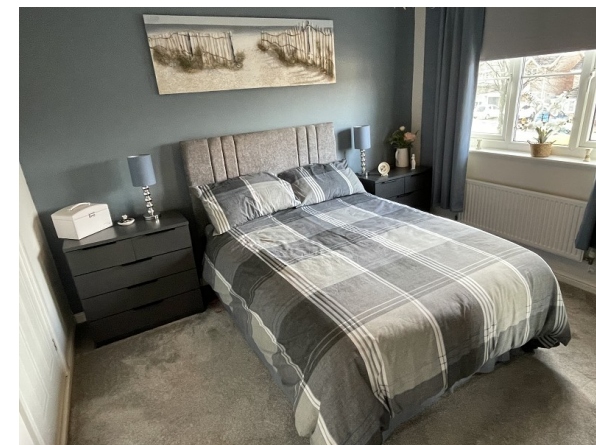
OUTSIDE

Enclosed rear garden with small patio area and the remainder laid to lawn. Side gated access to the front of the property.

To the front of the property there is a block paved driveway suitable for parking two to three cars and a small area laid to lawn.


DIRECTIONS

From Bridgend town take Park Street to Bryntirion Hill traffic lights, turn left onto Broadlands, at the roundabout take the second exit, at the next roundabout take the first left, then the first right, turn right onto Maes Y Fedwen, follow the road around, turn right into Maes Yr Eirlys and the property is at the top of the cul de sac.



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		85
(69-80) C	71	
(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

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