

Payton  
Jewell  
Caines



Llys Pentre, Broadlands, Bridgend County.  
CF31 5DY

£255,000

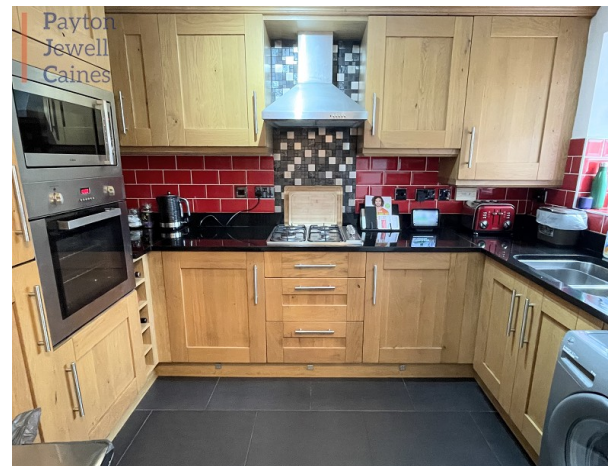
 PAYTON  
JEWELL  
CAINES

# Llys Pentre, Broadlands, Bridgend County. CF31 5DY

Modern three bedroom DETACHED house comprising entrance hall, fitted kitchen, open plan lounge/diner, ensuite to bedroom one, two further bedrooms, family bathroom, enclosed SOUTH FACING REAR GARDEN, Integral single GARAGE and OFF ROAD PARKING. Ideal location for Maes Yr Haul Primary School and walking distance of Bridgend town centre. Ideal first time purchase.

£255,000 - Freehold

- Modern three bedroom detached house
- Open plan lounge/diner to the rear
- Enclosed landscaped south facing rear garden
- Integral single garage/ Off road parking
- Easy walking distance to the centre of Broadlands & Bridgend town centre
- Ideal first time purchase/FPC - C. Council tax band -



## DESCRIPTION

Introducing this well presented modern three bedroom detached house benefiting from an open plan kitchen/diner to the rear, overlooking a landscaped south facing enclosed rear garden and a quality fitted kitchen. The property is situated within the sought after Broadlands development and is within easy walking distance of Maes Yr Haul Primary School, shops, public house and also Bridgend town centre so is ideal for commuting. The property benefits from off road parking, integral single garage and ensuite to bedroom one. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hallway finished with central light fitting, wall mounted fuse box, emulsioned walls, wall mounted heated chrome towel rail, skirting and ceramic tiled flooring. Courtesy door into garage.

## KITCHEN (7' 1" x 10' 4") or (2.15m x 3.15m)

Overlooking the front via PVCu double glazed window with a fitted day and night blind and finished with central spot lights, emulsioned walls, heated chrome towel rail and ceramic tiles to the floor. A range of kitchen units with low level and wall mounted units in oak with brushed chrome handles and a granite work surface with splash back plinth and ceramic tiles. Inset one and a half basin sink with swan neck tap and mixer. Integrated fridge/freezer, electric oven, microwave, four ring gas hob and overhead extractor hood . Plumbing and space for washing machine. Newly fitted Baxi boiler.

## LOUNGE/DINER (18' 4" x 11' 10") or (5.60m x 3.60m)

Overlooking the rear garden via PVCu double glazed French doors with perfect fit night and day blinds and a PVCu double glazed window to the rear with fitted day and night blinds, two matching light pendants, emulsioned walls, skirting and a wood effect laminate floor. Feature media wall with space for tv and Sky box etc. Matching wall lights to remain. Ample space for dining table and chairs and living room furniture.

## FIRST FLOOR LANDING

Via stairs with fitted carpet. Access to loft storage, fitted storage cupboard housing hot water tank and additional shelving.

## BATHROOM

PVCu frosted glazed window to the front, central light fitting, ceiling mounted extractor, emulsioned walls, ceramic tiles to the splash back areas, skirting and a lino floor. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and shower attachment.

## BEDROOM 1 (9' 6" x 11' 10") or (2.90m x 3.60m)

Overlooking the rear via a PVCu double glazed window with curtain pole and finished with central light fitting, emulsioned walls, skirting and fitted carpet. Door way through into ensuite.

## EN-SUITE

Central light fitting, ceiling mounted extractor fan, emulsioned walls, wall mounted heated towel rail, skirting and ceramic tiles to the floor. Three piece suite in white comprising WC, wall mounted wash hand basin and separate shower cubicle with wall mounted electric shower with fully glazed door and ceramic tiles to all splash back areas.



## BEDROOM 2 (8' 2" x 8' 8") or (2.50m x 2.65m)

Overlooking the rear garden via PVCu double glazed window with curtain pole and finished with central light fitting, emulsioned walls, skirting and fitted carpet.

## BEDROOM 3 (9' 6" x 7' 9") or (2.90m x 2.35m)

(currently used as a dressing room) Overlooking the front via PVCu double glazed window with curtain pole to remain, central light fitting, emulsioned walls, skirting and fitted carpet.

## OUTSIDE

Enclosed south facing rear garden laid to Indian Sandstone patio with steps leading up to an enclosed area of lawn with mature trees, shrubs and raised beds of decorative stone and external double socket.

Open aspect front garden laid to lawn with a tarmacadam driveway suitable for parking two vehicles.

## INTEGRAL GARAGE

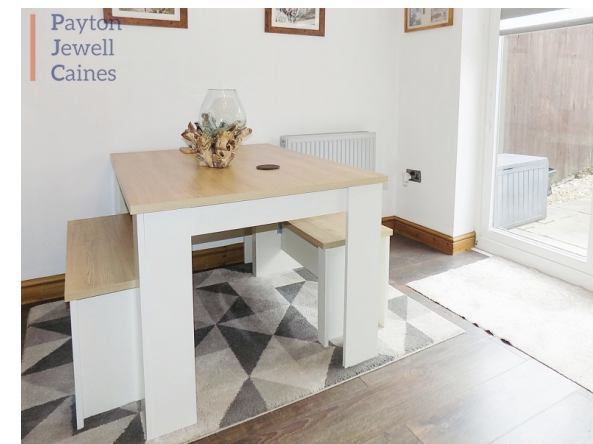
Traditional up and over door, power and light. Courtesy door into hall.

## NOTE

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


## DIRECTIONS

On entering Broadlands from Bryntirion, at the roundabout turn left, follow this road passing the school take the third turning left into Llys Pentre.



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>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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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