



Bryn Dryslwyn, Broadlands, Bridgend
County. CF31 5BT

£399,950



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Well presented five bedroom DETACHED TOWN HOUSE comprising entrance hall, TWO RECEPTION ROOMS, kitchen/breakfast room, TWO EN-SUITES, Jack and Jill bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing recommended. **PART EXCHANGE AVAILABLE**

£399,950 - Freehold

- Modern detached town house
- Five bedrooms arranged over first and second floor
- Two double guest bedrooms with en suites
- Kitchen/breakfast room plus two reception rooms
- Enclosed rear garden / detached single garage
- Driveway parking, EPC -C / Council tax -F
- Ideal family accommodation



DESCRIPTION

Introducing this well presented five bedroom detached townhouse located on the sought after development of Broadlands to the West of Bridgend. The property benefits from five bedrooms with two en suites, two reception rooms, kitchen/breakfast room, enclosed rear garden, driveway parking and garage. **PART EXCHANGE AVAILABLE.

The property is within easy walking distance of all that Broadlands has to offer including the local Tesco Express, food outlets, family friendly pub as well as Newbridge Fields, Maes Y Haul Primary School and Brynteg Secondary School.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, skirting and a laminate flooring. Fitted storage cupboard. PVCu double glazed window overlooking the front with a fitted Venetian blind. Stairs to the first floor. Door way though to lounge.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, two piece suite comprising low level w.c. and wash hand basin.

LOUNGE (10' 4" x 18' 1") or (3.15m x 5.50m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Central feature fireplace with a gas living flame coal effect fire with marble hearth, back plate and painted wooden mantel. Square arch way leading through into the dining area.

DINING AREA (8' 6" x 10' 8") or (2.60m x 3.25m)

Overlooking the rear garden via PVC double glazed French doors with side full height glazed panels and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (18' 6" max x 11' 2" max) or (5.65m max x 3.40m max)

L shaped room overlooking the rear garden via PVCu double glazed window and a fully glazed PVCu door, emulsioned ceiling and walls, skirting and tile effect vinyl flooring. Under stairs storage cupboard. A range of low level and wall mounted kitchen units in beech finish with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash backs. Inset one and half basin sink with mixer tap and drainer, integrated fridge, freezer, dishwasher and washing machine. Glazed display units, built in wine rack and space for a Range cooker.

LANDING

Via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing the boiler.

BEDROOM 1 (15' 7" x 10' 4") or (4.75m x 3.15m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the side both with fitted venetian blinds. Triple fitted wardrobe, emulsioned ceiling and walls, skirting and fitted carpet. Doorway into the en suite.



JACK & JILL BATHROOM

Two PVCu frosted double glazed windows to the front both with fitted venetian blinds, emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles and vinyl flooring. Four piece suite comprising w.c. wall mounted wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap and large walk in shower housing a plumbed shower with a glazed shower screen. Wall mounted heated towel rail.

BEDROOM 5 (8' 4" x 8' 10") or (2.55m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Single fitted wardrobe.

BEDROOM 4 (8' 4" x 10' 6") or (2.55m x 3.20m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Ceiling mounted extractor, central light fitting, half height emulsioned walls and half ceramic tiles and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with fully glazed doors housing a plumbed shower.

SECOND FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Double glazed velux window with a fitted blind to the rear.

BEDROOM 3 (23' 7" x 8' 2") or (7.20m x 2.50m)

Benefiting from triple aspect natural light via PVCu double glazed windows to the front and to the side both with fitted roller blinds and double glazed velux sky light with fitted roller blind to the rear. Access to loft storage, matching spot lights, emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (10' 6" x 19' 4") or (3.20m x 5.90m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe and access to the en-suite.

EN-SUITE SHOWER ROOM


Double glazed velux sky light with fitted blind, central light fitting, ceiling mounted extractor, emulsioned walls with half height ceramic tiles and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with vanity shelf and storage below and separate shower cubicle housing a plumbed shower. Wall mounted mirrored bathroom cabinet.

OUTSIDE

Enclosed rear garden laid to patio and lawn with an elevated section of decking and side gated access to a detached single garage with traditional up and over door and parking in front.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(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.



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