



Bryn Dryslwyn, Broadlands, Bridgend . CF31
5BT

£399,995



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Six bedroom DETACHED house comprising entrance hall, downstairs w.c. TWO RECEPTION ROOMS, kitchen/breakfast room, bedroom two with en suite and three further bedrooms and family bathroom to the first floor and the master suite with dressing area and EN SUITE and bedroom three to the second floor. Ideal family accommodation. Enclosed South facing garden and DETACHED GARAGE.

£399,995 - Freehold

- Modern six bedroom detached house
- Accommodation over three floors
- Master suite includes dressing area and en suite
- Enclosed South facing rear garden / detached garage
- Two en suites plus a family bathroom
- EPC - C / Council tax - F



DESCRIPTION

Introducing this modern six bedroom detached house situated within the sought after area of Broadlands and benefiting from a South facing enclosed rear garden, detached garage, master suite with dressing area and en suite, guest bedroom with further en suite, two reception rooms and within easy walking distance of Maes Yr Haul Primary School, Newbridge Fields and Bridgend town centre. Viewing is recommended.

ENTRANCE

Via part glazed front door into the entrance hall.

ENTRANCE HALL

Central light fitting to remain, emulsioned and coved ceiling with ceiling mounted smoke detector, emulsioned walls, skirting and fitted carpet. Handy storage space under the stairs.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear with central light fitting, emulsioned ceiling and walls, radiator, skirting and fitted carpet. Two piece suite in white comprising w.c. and wash hand basin.

LOUNGE (15' 1" x 15' 1") or (4.60m x 4.60m)

Dual aspect natural light via PVCu double glazed French doors with side glazed panel leading out to the rear and PVCu double glazed window overlooking the side return. Finished with emulsioned and coved ceiling, emulsioned walls with one feature painted wall, skirting and fitted carpet.

RECEPTION 2/DINING ROOM (13' 1" x 9' 10") or (4.00m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted wooden venetian blind and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls with one feature painted wall, skirting and fitted carpet.

KITCHEN/BREAKFAST ROOM (15' 1" x 10' 4") or (4.60m x 3.15m)

Overlooking the front and the rear of the property via PVCu double glazed window to the front and a part glazed door with a fitted roller blind to the rear. The kitchen is finished with matching spot lights, emulsioned ceiling and walls, skirting and ceramic tiled flooring. A range of low level and wall mounted Shaker style kitchen units in cream with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Cupboard housing boiler. Inset one and half basin sink with mixer tap and drainer, integrated fridge and freezer, space for eight gas ring Range burner (to remain). Plumbing for automatic washing machine and dishwasher, space for microwave and full height pull out larder cupboard. Integrated extractor with stainless steel splash back and breakfast bar with feature under counter lighting.

LANDING

Via stairs with fitted carpet and wooden balustrade. Matching light fitting, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing water tank. PVCu double glazed window to the front with a fitted venetian blind.

BEDROOM 2 (13' 1" x 12' 4") or (4.00m x 3.75m)

Overlooking the front via PVCu double glazed windows and finished with central light fitting, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe and access to the en suite shower room.



EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the side, emulsioned ceiling and walls with wall mounted extractor, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and quadrant style shower with sliding glazed doors housing a plumbed shower and ceramic tiles to the splash backs.

BEDROOM 5 (7' 7" x 9' 10") or (2.30m x 3.0m)

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

BEDROOM 4 (10' 10" x 7' 5") or (3.30m x 2.25m)

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

BEDROOM 6 (8' 6" x 7' 3") or (2.60m x 2.20m)

Overlooking the rear via PVCu double glazed window and finished with central spot lights, emulsioned ceiling and walls and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted venetian blind and finished with emulsioned ceiling and walls with wall mounted extractor and shaver point, radiator, half height ceramic tiles to the wall and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath.

SECOND FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Fitted storage cupboard and door leading through to bedroom one.

MASTER BEDROOM (20' 4" max x 12' 10") or (6.20m max x 3.90m)

The master suite runs the length of the house and comprises a large double bedroom with PVCu double glazed window with a fitted venetian blind to the front, central light fitting, emulsioned walls, skirting and fitted carpet. Access into the eaves for storage and archway through to the dressing area.

DRESSING AREA

Double glazed velux window to the side and three double fitted wardrobes. Access to the en suite.

EN SUITE

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall with feature slip tile to the shower cubicle and wall mounted extractor. Four piece suite comprising w.c. wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap and shower cubicle with glazed doors housing a plumbed shower and a heated wall mounted towel rail. Recess for storage.

BEDROOM 3 (13' 9" x 9' 4") or (4.20m x 2.85m)

Dual aspect natural light via PVCu double glazed window with a fitted venetian blind and double glazed velux sky light with fitted blind to the rear. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet.



OUTSIDE


Enclosed South facing rear garden laid to three tiers, the top tier is laid to low maintenance decorative stone and paving with a timber fence and side gated access with steps via the side driveway, suitable for parking up to three vehicles. The second tier is laid to lawn with mature fruit trees, box hedging leading down to the bottom tier which houses a green house behind the garage, paved area, further raised beds with vegetables and lawn. Detached garage with traditional up and over door, power and lighting. Gated access onto Bryn Dryslwyn.

Open aspect front courtyard laid to decorative stone. Wall mounted electric car charging socket to the side.

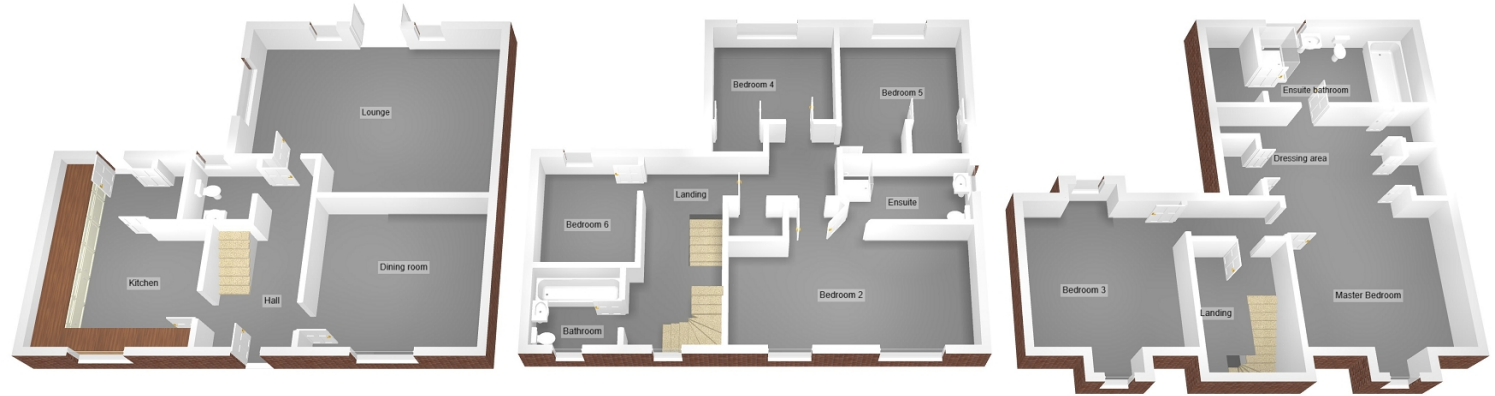


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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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