



Parc Deri, Broadlands, Bridgend . CF31 5AQ

£239,950

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A three / four bedroom link semi detached house comprising entrance hall, downstairs w.c. lounge, open plan kitchen/diner with SUN LOUNGE to the rear, reception two/bedroom four, family bathroom, enclosed rear garden and OFF ROAD PARKING to the front. Beautifully presented throughout. Viewing recommended. Ideal first time purchase.

£239,950

- Link semi detached house
- 3/4 bedrooms or two reception rooms
- Modern fitted open plan kitchen/living/diner to the rear
- Good size enclosed rear garden
- Off road parking to the front, EPC - C / Council tax - C
- Beautifully presented throughout
- Viewing recommended



DESCRIPTION

Introducing this beautifully presented three/four bedroom link semi detached house offering generous open plan kitchen/living/dining/sun lounge to the rear, additional reception room or bedroom to the ground floor, good off road parking to the front and a gas fired combination boiler. The property would suit a first time buyer or those looking to downsize locally. Viewing is highly recommended.

The property is located on the popular Broadlands development giving easy access to Maes Yr Haul Primary School and conveniently situated for local shops, public house, restaurants and take-aways. Good road access into Bridgend town centre with all its amenities and facilities, and the M4 corridor. Also easy access to the coastal resort of Porthcawl.

ENTRANCE

Via part glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with central light fitting to remain, emulsioned walls, skirting and wood effect flooring. PVCu double glazed window to the side of the property with a fitted venetian blind, radiator with cover to remain and door through to the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted roman blind, emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls with half height feature panelling and ceramic tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with mixer tap and storage below. Wall mounted heated towel rail and wall mounted mirrored unit to remain.

LOUNGE (14' 7" x 15' 9") or (4.45m x 4.80m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a continuation of the wood flooring. Stairs leading to the first floor with under stairs built in storage, smoke detector and doorway through to the open plan kitchen/diner/sun lounge.

KITCHEN / DINER / SUN LOUNGE (18' 8" x 13' 9") or (5.70m x 4.20m)

The kitchen area is finished with emulsioned ceiling with recessed LED spot lights and a continuation of the wood effect flooring. The kitchen is arranged with low level and wall mounted units in off white with complementary roll top work surface with ceramic tiles to the splash back. Integrated double electric oven with electric hob and overhead extractor hood. Space for tall fridge/freezer, plumbing for dishwasher and space for stacking washer/dryer. Inset sink with mixer tap and drainer, feature glazed wall mounted units with wine rack. Large archway through to the dining area with a large glass sloping roof, two aspects of PVCu double glazing with PVCu sill and a continuation of the wood effect flooring. Emulsioned walls with matching wall lights, fitted concertina blinds, ample space for dining table and chairs as well as additional furniture and a wall mounted vertical radiator. PVCu double glazed French doors leading out to the rear garden.



BEDROOM 4/SECOND RECEPTION (8' 4" x 15' 11") or (2.55m x 4.85m)

Overlooking the front of the property via PVCu double glazed window with a fitted venetian blind, access to loft storage, emulsioned and coved ceiling, two matching crystal light fittings, emulsioned walls, skirting and Karndean flooring.

LANDING

Via stairs with fitted carpet and wooden balustrade, access to loft storage via a pull down ladder, the loft space has light and is boarded. PVCu double glazed window to the side, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

BATHROOM

PVCu frosted glazed window to the rear, emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls, skirting and wood effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with storage below and vanity shelf and bath with over bath electric shower and side shower screen. Ceramic tiles to all splash back areas, wall mounted mirrored bathroom cabinets with additional shelving and radiator.

BEDROOM 1 (13' 5" x 8' 6") or (4.10m x 2.60m)

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

BEDROOM 2 (8' 6" x 10' 10") or (2.60m x 3.30m)

Overlooking the rear via PVCu double glazed window with a fitted roman blind and finished with emulsioned and coved ceiling, central light pendant to remain, emulsioned walls, skirting and fitted carpet.

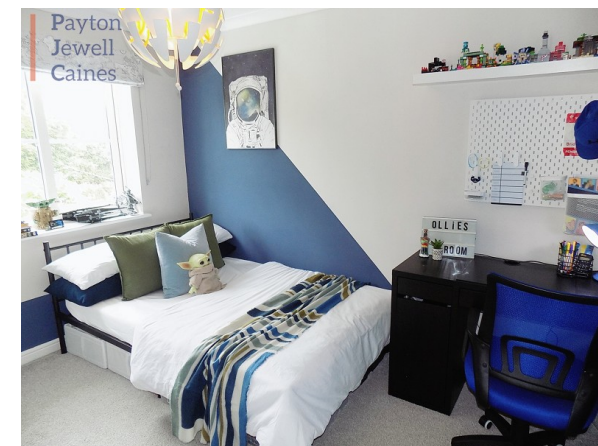
BEDROOM 3 (10' 2" x 5' 11") or (3.10m x 1.80m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling with recessed LED spot lights, painted walls, skirting and wood effect laminate flooring.


OUTSIDE

South Easterly facing rear garden laid to decking and lawn with two areas of decorative stone and a further elevated patio area to the rear with a timber storage shed and side return laid to decking and an outside tap.

Low maintenance open aspect frontage with two car parking spaces, one with block pavia and one with tarmac.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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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