

Payton  
Jewell  
Caines



Llwyn Coch, Broadlands, Bridgend. CF31  
5BJ

£244,950

**PJC** PAYTON  
JEWELL  
CAINES



## Llwyn Coch, Broadlands, Bridgend. CF31 5BJ

Modern three double bedroom end of link property comprising entrance hall, downstairs WC, lounge, kitchen / diner, reception two and utility room. Three double bedrooms, en-suite shower room and family bathroom. Enclosed rear garden. Parking for three cars. IDEAL LOCATION FOR MAES YR HAUL PRIMARY SCHOOL.

£244,950 - Freehold

- MODERN three bedroom end of link house
- Recently installed gas combi boiler
- Two reception rooms, Council tax - D
- Downstairs WC and utility room, EPC - C
- NEW windows and doors throughout
- IDEAL FIRST TIME PURCHASE





## DESCRIPTION

Introducing this well presented modern end of link house which is situated in central Broadlands giving easy access to Maes Yr Haul primary school and the local retail and food outlets. The property benefits from two reception rooms, a utility room and THREE DOUBLE BEDROOMS. The windows, doors and boiler have all been recently replaced.

## ENTRANCE

Via part frosted composite front door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling, emulsioned walls with half height ceramic tiles, skirting and ceramic tiled flooring. Two piece suite in white comprising WC and wall mounted wash hand basin with chrome mixer tap.

## LOUNGE (15' 1" max x 14' 9" max) or (4.60m max x 4.50m max)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring. Feature pebble effect electric fireplace with a white hearth, back plate and mantle. Square archway through to the kitchen/diner.

## KITCHEN/DINER (14' 9" x 10' 2") or (4.50m x 3.10m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed French doors and finished with emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted units in beech effect with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated double electric oven with four gas ring hob and overhead extractor hood. Plumbing for dishwasher, space for high level fridge/freezer, modern vertical wall mounted radiator, space for dining table and chairs and doorway through to the utility room.

## UTILITY ROOM

Frosted glazed PVCu door leading out to the rear garden, emulsioned ceiling and walls, skirting and a continuation of the ceramic tiled flooring. Wall mounted and low level kitchen units with a roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer, plumbing for washing machine and space for tumble dryer.

## RECEPTION ROOM 2 (15' 9" x 8' 6") or (4.80m x 2.60m)

Overlooking the front via PVCu double glazed sliding patio doors and finished with emulsioned and coved ceiling, emulsioned walls, skirting and laminate flooring.



## LANDING

Via stairs with wooden balustrade. Access to loft storage and over stair cupboard housing the Worcester gas fired combination boiler.

## BEDROOM 1 (8' 10" x 12' 4") or (2.70m x 3.75m)

Overlooking the front via PVCu double glazed window and finished with emulsions and coved ceiling, emulsions walls, skirting and laminate flooring. Two double fitted wardrobes and access to the en-suite.

## EN-SUITE

PVCu frosted glazed window to the rear, emulsions ceiling with recessed LED spot lights and ceiling mounted extractor, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC wash hand basin with chrome mixer tap and shower cubicle with a plumbed shower and glazed shower screen.

## BEDROOM 2 (8' 6" x 16' 1") or (2.60m x 4.90m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and rear, finished with emulsions and coved ceiling, emulsions walls, skirting and fitted carpet. Single fitted wardrobe and access to loft storage.

## BEDROOM 3 (8' 4" x 11' 2") or (2.55m x 3.40m)

Overlooking the front via PVCu double glazed window and finished with emulsions and coved ceiling, emulsions walls with one feature papered wall, skirting and laminate flooring. Fitted storage cupboard.

## FAMILY BATHROOM

PVCu frosted glazed window to the front, central light fitting, emulsions ceiling and walls, skirting and wood effect tiled flooring. Three piece suite in white comprising WC wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath hand shower attachment.

## OUTSIDE


Enclosed rear garden laid to patio with elevated decking to the rear and timber storage shed.

To the front of the property is a tarmacadam driveway suitable for parking one vehicle and an open aspect front garden and an additional block pavia area opposite the property for two further car parking spaces.



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>		82
(69-80) <b>C</b>	70	
(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		
<b>England, Scotland &amp; Wales</b>	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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