

Payton  
Jewell  
Caines



38 Heol-Y-Bardd, Bridgend, Bridgend  
County. CF31 4SS

£342,000

**PJC** PAYTON  
JEWELL  
CAINES

## 38 Heol-Y-Bardd, Bridgend, Bridgend County. CF31 4SS

Four bedroom detached house situated on the West side of Bridgend comprising two reception rooms plus study, ground floor w.c. kitchen/diner, master bedroom with French doors to Juliet balcony and ensuite, family bathroom, single garage with utility room to rear. Viewing recommended.

£342,000

- Four double bedroom detached property
- Two reception rooms plus study
- Downstairs WC/ Utility
- Ensuite/ walk in wardrobe to master bedroom
- Off road parking/ Garage
- Enclosed private rear garden/ EPC - D , Council tax band - D



## DESCRIPTION

Introducing this four bedroom detached house situated within a sought after area, within easy walking distance of Bridgend town centre, Newbridge Fields and Broadlands. The property benefits from a modern fitted kitchen and bathroom, downstairs w.c. bedroom one with dressing room and en suite, single garage and good off road parking. Viewing recommended.

## ENTRANCE

Via part frosted glazed composite door with frosted glazed side panel into the entrance hall finished with artexed and coved ceiling, sunken spot lights, emulsioned walls with dado rail, PVCu door leading into the garage, skirting and laminate flooring. Cupboard for coat storage.

## GARAGE

Power and lighting, traditional up and over door to the front and courtesy door to the hallway.

## UTILITY (10' 7" max x 5' 5" max) or (3.22m max x 1.65m max)

Skimmed ceiling, centre strip light, emulsioned walls, wall and base unit in a gloss white with complementary square edge wood work surface, Belfast sink with chrome mixer tap, space for washing machine and tumble dryer, PVCu frosted double glazed door leading to the rear garden, skirting and tiled flooring.

## DOWNSTAIRS W.C. (5' 10" x 5' 4") or (1.78m x 1.62m)

Skimmed ceiling with sunken spot lights, wood clad walls, white towel radiator, tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome taps.

## LOUNGE (16' 8" x 11' 1") or (5.07m x 3.39m)

Artexed and coved ceiling, centre light, emulsioned walls with one feature papered wall, wall mounted lights, radiator, large PVCu double glazed window overlooking the front of the property, skirting and a continuation of the wood effect laminate flooring. Chimney breast with alcoves either side housing a gas fire (currently capped off) with marble hearth, surround and wooden mantel.

## RECEPTION 2 (9' 10" x 8' 8") or (2.99m x 2.65m)

Artexed and coved ceiling, centre spot lights, emulsioned walls, built in shelving, window overlooking kitchen, radiator, skirting and wood effect laminate flooring.



## OPEN PLAN KITCHEN/DINER/LIVING (26' 7" max x 16' 1" max) or (8.11m max x 4.90m max)

Narrowing to 2.40m. L shaped.

To the kitchen:

Skimmed and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, radiator, skirting and wood effect Karndean flooring. A range of wall and base units in a shaker style oak with complementary roll top work surface, one and a half inset stainless steel sink with chrome mixer tap. Integrated appliances include dishwasher, electric oven with five ring gas hob and chrome extractor fan. Space for large American style fridge/freezer.

To the dining/living area:

Skimmed ceiling, two sets of pendant lights, emulsioned walls with one feature papered wall, radiator, PVCu frosted double glazed window to the side of the property and PVCu double glazed window overlooking the rear of the property, PVCu double double doors leading out to the rear garden, skirting and Karndean flooring. Door to further reception room.

## STUDY (10' 8" x 6' 6") or (3.25m x 1.97m)

Skimmed and coved ceiling with sunken spot lights, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and wood effect lino flooring.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Skimmed ceiling, centre light, smoke alarm, emulsioned walls, airing cupboard with shelving, skirting and fitted carpet. Doors to four bedrooms and family bathroom.

## BEDROOM 2 (12' 1" x 9' 2") or (3.69m x 2.79m)

Measurements do not include built in storage. Artexed and coved ceiling, emulsioned walls with dado rail, radiator, frosted PVCu double glazed window overlooking the side of the property, built in storage with hanging rail, skirting and fitted carpet.

## BEDROOM 3 (11' 3" x 9' 3") or (3.43m x 2.81m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property and PVCu double glazed window overlooking the side of the property, built in storage with clothes hanging rail and shelving, radiator, skirting and fitted carpet.

## BEDROOM 4 (14' 0" max x 8' 4" max) or (4.27m max x 2.54m max)

Artexed and coved ceiling, centre pendant light, access to loft (boarded and light installed), emulsioned walls, PVCu double glazed window overlooking the front of the property, built in storage with clothes rail, radiator, skirting and fitted carpet.



## BATHROOM (9' 9" x 5' 11") or (2.96m x 1.80m)

Artexed ceiling, centre light, tiled walls, tile effect lino flooring, white towel radiator, frosted PVCu double glazed window overlooking the side of the property, storage cupboard housing recently installed Worcester gas combination boiler. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap, bath with chrome taps, overhead electric shower and glass screen.

## INNER HALLWAY (5' 10" x 4' 0") or (1.79m x 1.21m)

Skimmed ceiling, centre light, emulsioned walls, radiator, built in shelving, skirting and fitted carpet. Door to master bedroom.

## BEDROOM 1 (12' 1" x 10' 10") or (3.69m x 3.30m)

Skimmed and coved ceiling, centre pendant light, access to loft (boarded and lighting installed), emulsioned walls with one feature papered wall, wall mounted electric fire, PVCu double glazed doors to Juliet balcony overlooking the rear garden, skirting and fitted carpet. Door into ensuite. Opening into wardrobe.

## EN SUITE (9' 7" x 5' 9") or (2.91m x 1.74m)

Skimmed ceiling with sunken spot lights, chrome towel rail radiator, frosted PVCu double glazed window overlooking the side of the property, wall mounted electric mirror, tiled walls and lino flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and walk in shower with glass screen and overhead chrome shower.

## WALK-IN WARDROBE (10' 10" x 5' 3") or (3.30m x 1.61m)

Skimmed ceiling, centre light, emulsioned walls, large hanging rails and built in shelving, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

## OUTSIDE

Private enclosed tiered rear garden with area laid to patio ideal for garden furniture, steps leading up to lawned area and further area laid to decking. Mature trees to the rear of the garden for privacy. Built in storage area to the side of the property. Side gated access to the front of the property. Outside tap.

The front of the property is open plan with off road parking for two/three vehicles leading to garage. Laid lawn.


## NOTE

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



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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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