

Payton
Jewell
Caines



Wild Field, Broadlands, Bridgend County.
CF31 5FF

£319,995

PJC PAYTON
JEWELL
CAINES

Wild Field, Broadlands, Bridgend County. CF31 5FF

Generous modern four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, lounge, separate dining room, kitchen, UTILITY, FOUR DOUBLE BEDROOMS with ENSUITE to master bedroom, family bathroom, enclosed landscaped rear garden, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

£319,995

- Generous sized four bedroom detached house
- Two reception rooms/ utility room/ downstairs WC
- Master bedroom with ensuite shower room
- Four double bedrooms
- Off road parking/ Garage
- Enclosed landscaped rear garden/ EPC - C , Council tax band - C



DESCRIPTION

Introducing this four bedroom detached family home situated on the popular development of Broadlands which is well served with shops, takeaways, cafe, wine bars and public house/ restaurants and Primary School. Good road access to Bridgend town centre and Porthcawl coastal area. The property offers excellent living accommodation and benefits from lounge with separate dining room, utility, four double bedrooms with ensuite to master, enclosed rear garden, off road parking and garage. Viewing highly recommended to be fully appreciated.

ENTRANCE

Via part frosted glazed wooden door into the entrance hall finished with artexed ceiling, two sets of centre pendant light, smoke alarm, emulsioned walls, skirting and light wood effect Karndeian flooring, radiator and under stairs storage cupboard. Door to lounge and kitchen. Stairs leading to first floor.

DOWNSTAIRS W.C. (7' 7" x 2' 9") or (2.31m x 0.85m)

Artexed ceiling, centre light, part emulsioned/part tiled walls, electric consumer box, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and a continuation of the Karndeian flooring. Two piece suite comprising low level WC and wall mounted sink with chrome mixer taps.

DINING ROOM (12' 0" max x 8' 7" max) or (3.65m max x 2.62m max)

Artexed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Double doors leading to lounge.

LOUNGE (16' 4" max x 11' 7" max) or (4.97m max x 3.54m max)

Artexed ceiling, two sets of centre spot lights, emulsioned walls, feature electric fireplace with marble hearth and surround, radiator, PVCu double glazed French doors leading to the rear garden and two PVCu double glazed side windows, skirting and fitted carpet.

KITCHEN (15' 11" max x 9' 5" max) or (4.84m max x 2.86m max)

Artexed ceiling, centre strip light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. A range of wall and base units in a light ash colour with complementary roll top work surface, inset one and a half stainless steel sink with chrome mixer tap. Integrated electric oven with four ring gas hob and chrome extractor fan. Space for freestanding large American fridge/freezer. Space for dishwasher.

UTILITY (6' 9" max x 6' 6" max) or (2.06m max x 1.99m max)

Artexed ceiling with centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, door leading to the side of the property, wall mounted gas combination boiler, skirting and tiled flooring. Space for washing machine and space for tumble dryer. Base unit with complementary roll top work surface and stainless steel sink with chrome mixer tap.

FIRST FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Artexed ceiling, centre pendant light, smoke alarm, access to loft which is boarded, light installed and pull down loft ladder, PVCu double glazed window overlooking the front, airing cupboard with shelving and radiator, emulsioned walls, radiator, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom.



BEDROOM 1 (11' 9" x 10' 8") or (3.59m x 3.24m)

Artexed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Door to ensuite.

EN SUITE (6' 4" x 3' 10") or (1.93m x 1.18m)

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back area, frosted PVCu double glazed window overlooking the side of the property, radiator, skirting and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and large walk in shower with chrome mixer tap shower and glass sliding door.

BEDROOM 2 (12' 4" max x 8' 9" max) or (3.75m max x 2.67m max)

Artexed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 3 (10' 6" max x 9' 3" max) or (3.19m max x 2.81m max)

Artexed ceiling, centre pendant light, emulsioned walls, PVCu frosted double glazed window overlooking the rear, skirting, radiator and fitted carpet.

BEDROOM 4 (11' 0" x 7' 4") or (3.35m x 2.23m)

Artexed ceiling, centre pendant light, emulsioned walls, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

FAMILY BATHROOM (7' 5" x 6' 4") or (2.25m x 1.94m)

Skimmed ceiling with sunken spot lights, extractor fan, part emulsioned/ part tiled walls, black towel radiator, frosted PVCu double glazed window overlooking the side of the property, wall mounted mirror, skirting and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with shelving and black mixer tap, L shaped bath with black overhead shower and black shower screen.

OUTSIDE

Enclosed and private rear garden laid to patio ideal for garden furniture and area of artificial grass, courtesy door to garage, side gate leading to the driveway.

Open plan frontage with paved path leading to the front door with decorative stone either side and overhead canopy. Off road parking for two/three vehicles with driveway leading to garage. Outside tap.

GARAGE

Traditional up and over door. Courtesy door to garden.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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.



www.pjchomes.co.uk

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