



Chestnut Bush, Broadlands, Bridgend .
CF31 5FG

£195,000

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Two bedroom semi detached property comprising entrance hall, downstairs cloakroom, lounge, kitchen/dining room, CONSERVATORY, family bathroom, enclosed rear garden and off road parking for two vehicles. NO ONWARD CHAIN.

£195,000 - Freehold

- Modern two bedroom semi detached house
- CLOSE TO BROADLANDS RETAILS CENTRE AND PRIMARY SCHOOL
- Open plan kitchen/dining room
- Conservatory to the rear
- Downstairs w.c. / EPC-C / Council tax - C
- Enclosed rear garden/off road parking
- NO ONWARD CHAIN



DESCRIPTION

Two bedroom semi detached property would prove an ideal first time purchase. The property benefits from kitchen/dining room, CONSERVATORY, lounge, family bathroom, enclosed rear garden and off road parking for two vehicles. Viewing highly recommended. SOLD WITH NO ONWARD CHAIN.

The property is 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.

DESCRIPTION

Immaculate and well presented two bedroom semi detached house situated on the Broadlands development which is well served with shops, coffee/wine bars, public house/restaurant, dental surgery and school. Good road access to Bridgend town centre. Viewing highly recommended.

ENTRANCE

Via part panel/part double glazed front door.

ENTRANCE HALL

Artexed ceiling, emulsioned walls, radiator and laminate flooring.

DOWNSTAIRS CLOAKROOM

Artexed and coved ceiling, emulsioned walls, laminate flooring and radiator. Two piece suite in white comprising low level w.c. and pedestal wash hand basin set within corner unit. Tiled splash back areas and PVCu frosted double glazed window to the front.

LOUNGE (14' 0" x 13' 8") or (4.26m x 4.16m)

Skimmed and coved ceiling, emulsioned walls with feature papered wall, laminate flooring and radiator. Open plan to under stairs area and PVCu double glazed window to front of property.

KITCHEN/DINING ROOM (13' 11" x 7' 10") or (4.23m x 2.38m)

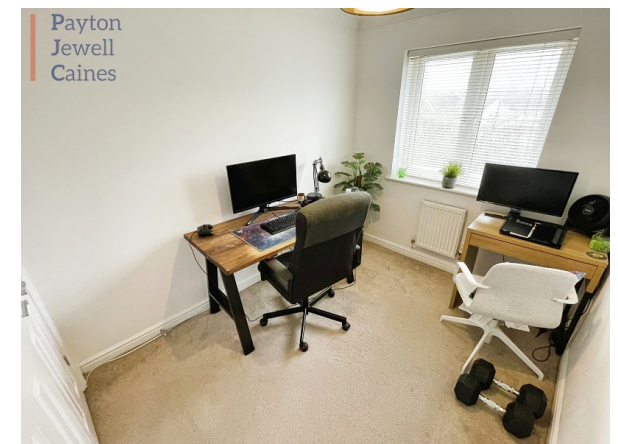
Artexed and coved ceiling, emulsioned walls, tiled flooring and radiator. Fitted kitchen comprising a range of wall and base units with complementary black high gloss work surfaces. Tiled to splash back areas, four ring gas hob and built in electric oven with extractor hood. Space for tall fridge/freezer and plumbing for automatic washing machine. Stainless steel single drainer sink unit with mixer tap and PVCu double glazed window to rear and French doors leading into conservatory.

CONSERVATORY (10' 5" x 8' 9") or (3.17m x 2.66m)

Poly carbonate roof, PVCu double glazed units set on dwarf wall, laminate flooring, fan light and PVCu fully glazed door to rear.

LANDING

Artexed ceiling, access into attic, emulsioned walls, fitted carpet and radiator. Door to airing cupboard housing combination boiler.



BATHROOM (6' 3" x 6' 1") or (1.90m x 1.85m)

Artexed ceiling, emulsioned walls, vinyl flooring and radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead mains fed shower. Tiled to splash back areas and fully tiled to bath area. PVCu double glazed window to rear.

BEDROOM 1 (10' 6" x 9' 9") or (3.21m x 2.98m)

Artexed and coved ceiling, emulsioned walls, fitted carpet and radiator. Door to walk in wardrobe with hanging rail and shelving. PVCu double glazed window to front.

BEDROOM 2 (9' 4" x 7' 4") or (2.84m x 2.24m)

Artexed and coved ceiling, emulsioned walls with one featured papered wall, fitted carpet and radiator. Built in double wardrobe and PVCu double glazed window to rear.

OUTSIDE

The frontage is open plan with stone gravel. Footpath leading to front door. Parking to side of property with two parking bays. Side access via gate to enclosed rear garden.

The rear garden is enclosed by wood panel fencing. Astroturf area. Paved patio ideal for garden furniture and decked area. Outside tap and external electric point.

DIRECTIONS


On entering Broadlands from Bryntirion traffic lights, take the first left at the roundabout, continue along taking the second right and then first right onto Chestnut Bush where the property can be found.

NOTE

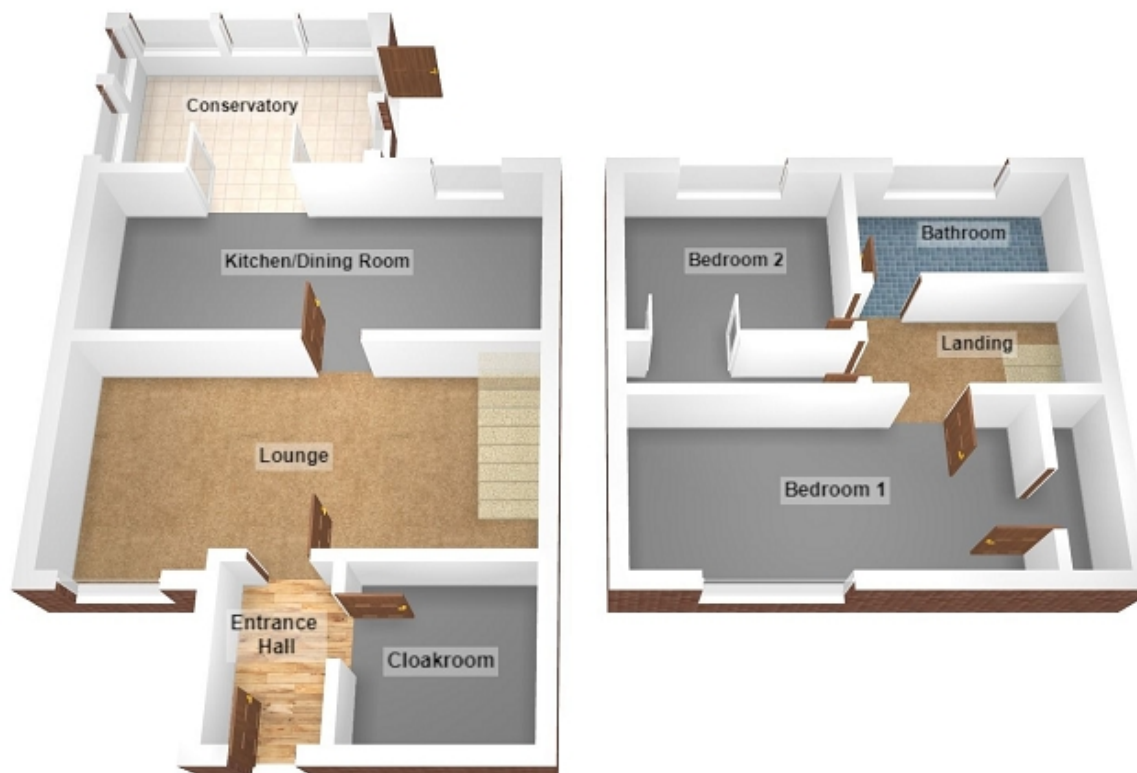
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	76	
(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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