

Payton
Jewell
Caines



Llys Eglwys, Broadlands, Bridgend County.
CF31 5DT

£183,500



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Two bedroom end of link house. Accommodation includes lounge, kitchen/dining area, built in wardrobe to master bedroom, family bathroom, off road parking for two cars, enclosed rear garden and open plan frontage. Ideal first time or investment purchase.

£183,500 - Freehold

- Two bedroom end terrace house
- Lounge
- Kitchen/diner
- Family bathroom
- Off road parking for two cars
- EPC - C , Council tax band - C



DESCRIPTION

Introducing this two bedroom end of link house situated on a corner plot within a cul de sac. Located within close walking distance of shops, restaurants, public houses, school, dental surgery and take-aways. Good road access to Bridgend town centre. Early viewing highly recommended. The property would make an ideal first time buy or investment purchase.

ENTRANCE

Via part glazed PVCu door into the open plan living area.

LOUNGE (12' 4" x 12' 4") or (3.75m x 3.75m)

Artexed and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and dark wood effect laminate flooring. Staircase leading to first floor. Under stair storage space.

KITCHEN/DINER (12' 3" x 9' 11") or (3.74m x 3.03m)

Artexed ceiling, two ceiling lights, emulsioned walls, radiator, PVCu window overlooking rear of the property, part glazed PVCu door leading out to rear garden and gloss tiled flooring. A range of wall and base units in white shaker style with complementary work surface. Stainless steel oven with five ring gas hob and overhead extractor. One and a half bowl stainless steel sink with chrome mixer tap. Plumbing for washing machine and dishwasher. Cupboard housing Baxi combination boiler.

FIRST FLOOR LANDING

Via stairs. Access to loft.

BEDROOM 1 (9' 10" x 9' 1") or (3.00m x 2.77m)

Artexed ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator, double built in wardrobes and fitted carpet.

BEDROOM 2 (12' 3" x 6' 9") or (3.74m x 2.06m)

Artexed ceiling, emulsioned walls, PVCu window overlooking the rear, radiator, built in single storage cupboard and fitted carpet.

BATHROOM (6' 6" x 4' 11") or (1.97m x 1.50m)

Artexed ceiling, towel rail, electric shaving point, PVCu window overlooking the side of the property, fully tiled walls and matching tiled flooring. Three piece suite comprising WC, sink set within vanity unit with chrome mixer tap and bath with chrome overhead shower with waterfall head.

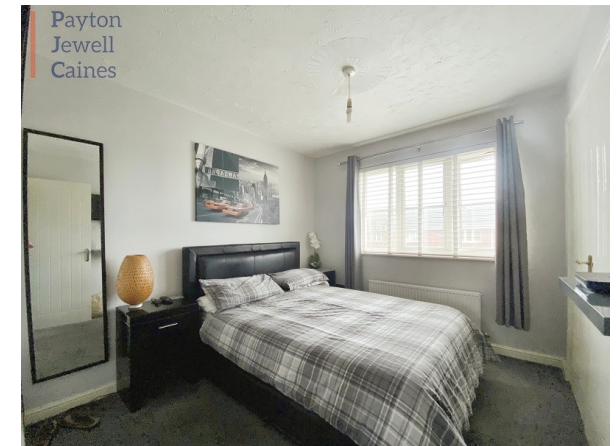
OUTSIDE

Rear garden bounded by wooden fence laid to lawn with patio area ideal for garden furniture and raised border with mature shrubs. Wooden shed with power. Side gated access to the front of the property.

Off road parking for two cars. The front garden is laid to lawn with a path leading to front door.

DIRECTIONS

On entering Broadlands from Bryntirion at the traffic lights turn left. At the roundabout turn left then third turning into Llys Eglwys.




NOTE

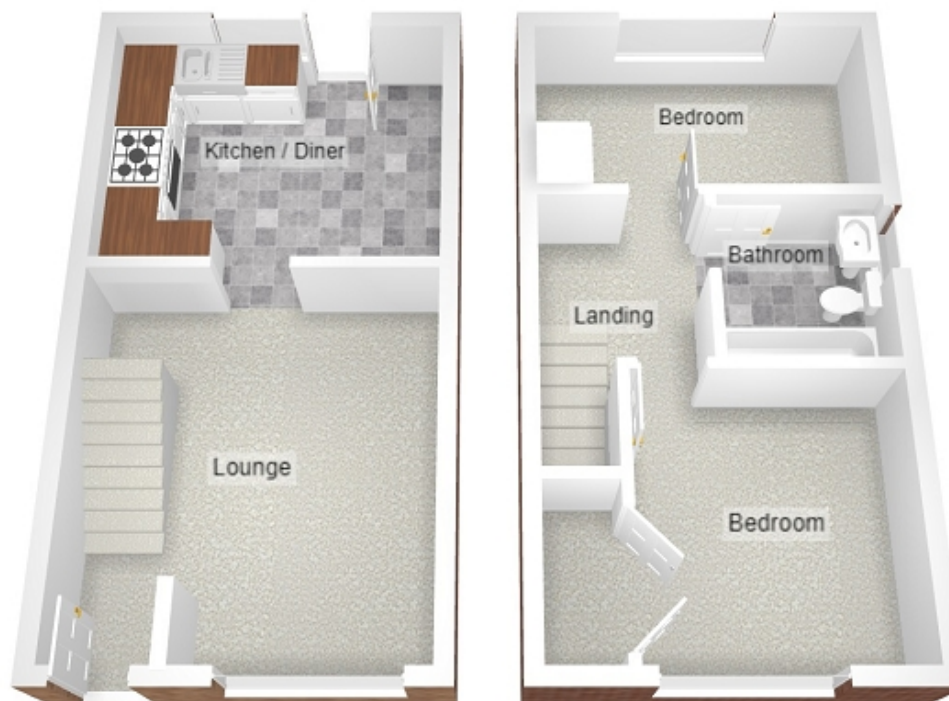
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	75	
(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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