

Payton
Jewell
Caines



Payton
Jewell
Caines
For Sale
pjchomes.co.uk
01656 654 328

Blaen Y Ddol , Broadlands, Bridgend. CF31
5AD

£174,995

PJC PAYTON
JEWELL
CAINES

Blaen Y Ddol , Broadlands, Bridgend. CF31 5AD

A two bedroom mid terraced house comprising entrance hall, lounge, kitchen, bathroom, two bedrooms, enclosed rear garden, off road parking and garage. Viewing recommended. NO ONGOING CHAIN.

£174,995 - Freehold

- Two bedroom mid terraced house
- Lounge / kitchen
- Enclosed rear garden, EPC-C
- Garage and driveway parking
- Ideal first time purchase, Council tax - C
- NO ONGOING CHAIN/ Viewing recommended



DESCRIPTION

This is an ideal first time buy/ investment property comprising kitchen, reception room, two bedrooms and a bathroom. The property further benefits from an enclosed rear garden and garage with off road parking. Offered with no ongoing chain.

Broadlands is a residential development to the west of Bridgend and is a sought after location due to its proximity to Bridgend town centre and both Bryntirion and Brynteg secondary schools. Broadlands boasts a commercial centre with Maes Yr Haul primary school, a Tesco Express, a family friendly pub and plenty of food outlets.

ENTRANCE

Via wooden door into hallway.

ENTRANCE HALL

Artexed ceiling, emulsioned walls, tiled flooring and radiator. Door leading into the lounge and opening into the kitchen.

KITCHEN (7' 11" x 7' 10") or (2.42m x 2.39m)

Artexed ceiling, part emulsioned / part tiled walls, tiled flooring. A range of wall and base units with complementary work surface housing sink drainer. Space for freestanding washing machine and fridge / freezer. Electric oven with gas hob and extractor hood overhead. Wall mounted combination gas boiler and PVCu double glazed window to the front of the property.

LOUNGE (12' 0" x 17' 5") or (3.65m x 5.30m)

Artexed ceiling, emulsioned walls, laminate flooring and French doors leading out to the rear garden. Two radiators and carpeted staircase leading to the first floor.

LANDING

Artexed ceiling with loft access, emulsioned walls, fitted carpet and storage cupboard. Three doors leading off.

BATHROOM (7' 11" x 4' 11") or (2.42m x 1.49m)

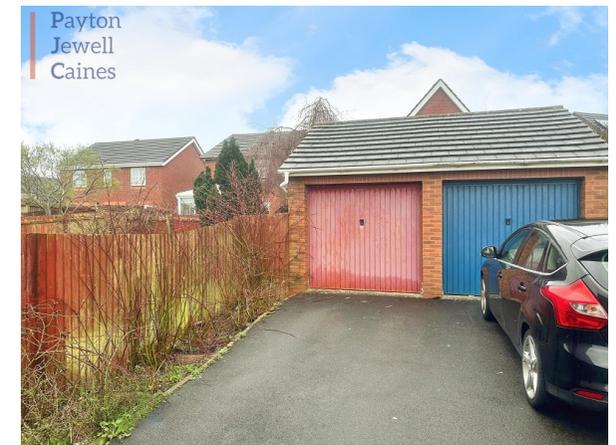
Artexed ceiling, part emulsioned / part tiled walls, radiator, tiled flooring and PVCu double glazed window with obscured glass to the front of the property. Three piece suite comprising low level w.c. panelled bath with overhead shower and sink / pedestal.

BEDROOM 1 (9' 11" x 12' 0") or (3.02m x 3.65m)

Artexed ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the rear of the property and built in wardrobe.

BEDROOM 2 (6' 9" x 10' 9") or (2.05m x 3.27m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front of the property. Built in wardrobe.



OUTSIDE

To the front of the property there is off road parking for up to two vehicles, garage with up and over doors. Pathway leading to the main entrance. The front of the property is laid to lawn.

Enclosed rear garden bordered with wood panel fencing and laid with paving bricks and area with slate chipping's.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	79	
(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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