

Payton
Jewell
Caines



Vale Park, Broadlands, Bridgend County.
CF31 5EA

£285,000

PJC PAYTON
JEWELL
CAINES

Vale Park, Broadlands, Bridgend County. CF31 5EA

Immaculately presented three bedroom detached house in a private quiet close consisting of three properties in Broadlands comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, ENSUITE to master bedroom, two further bedrooms, family bathroom, enclosed SOUTH FACING rear garden, OFF ROAD PARKING for two vehicles and GARAGE. NO ONGOING CHAIN.

£285,000 - Freehold

- Immaculately presented three bedroom detached house
- Open plan newly fitted kitchen with integrated appliances
- Downstairs WC/ EPC - C , Council tax band - D
- Ensuite to master bedroom
- Private south facing rear garden & off road parking



DESCRIPTION

Introducing this immaculately presented modern three bedroom detached house located on the Newbridge field side of Broadlands and within easy walking distance of Maes Yr Haul Primary School and all the retail facilities that Broadlands can offer. Bridgend town centre, Brynteg Secondary School and Newbridge fields are within a ten minute walk. The property benefits from open plan kitchen/diner, good sized lounge, downstairs WC, ensuite to master bedroom, modern decor throughout, new kitchen and bathroom, enclosed south facing rear garden. Early viewing highly recommended to be fully appreciated.

ENTRANCE

Via part frosted glazed composite door into the entrance hall finished with emulsioned and coved ceiling, centre pendant light, smoke alarm, emulsioned walls, radiator, skirting and wood effect laminate flooring. Stairs leading to the first floor. Door to lounge.

DOWNSTAIRS W.C. (5' 7" x 3' 3") or (1.71m x 0.99m)

Textured ceiling, centre light, electric consumer box, frosted PVCu double glazed window overlooking the front of the property, emulsioned walls with tiling to splash back areas, radiator, skirting and black gloss tiled flooring. Two piece suite comprising low level WC and wall mounted sink with chrome taps.

LOUNGE (16' 2" max x 12' 6" max) or (4.93m max x 3.82m max)

Emulsioned ceiling, centre spot lights, emulsioned walls, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Door to under stair storage with shelving.

KITCHEN/DINER (15' 9" max x 10' 2" max) or (4.79m max x 3.11m max)

Emulsioned ceiling, two sets of spot lights, emulsioned walls with subway tiling to splash back areas, PVCu double glazed window overlooking the rear garden, PVCu double glazed sliding door leading to rear garden, radiator, skirting and wood effect vinyl tiled flooring. A range of wall and base units in a shaker style with complementary roll top wood effect laminate work surface. Inset ceramic sink with chrome mixer tap. Integrated appliances to include: dishwasher, washing machine, electric oven with four ring gas hob and overhead chrome extractor fan. Space for freestanding fridge/freezer.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, centre pendant light, smoke alarm, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Over stair storage cupboard. Airing cupboard housing gas combination boiler. Doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM (6' 9" max x 6' 3" max) or (2.05m max x 1.90m max)

Newly installed. Emulsioned ceiling, centre light, extractor fan, emulsioned walls with grey marble effect tiling to splash back areas, frosted PVCu double glazed window overlooking the rear of the property, radiator, skirting and grey wood effect laminate flooring. Three piece suite comprising low level WC, vanity sink unit with ceramic sink and chrome mixer tap, bath with chrome taps, overhead chrome mixer shower and folding glass screen.



BEDROOM 1 (11' 9" max x 9' 1" max) or (3.58m max x 2.78m max)

Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, double built in wardrobe with shelving and hanging rails, skirting and fitted carpet. Door to ensuite.

EN SUITE (6' 7" max x 4' 6" max) or (2.01m max x 1.37m max)

Newly installed. Emulsioned ceiling, centre light, extractor fan, part emulsioned/part grey marble effect tiled walls, PVCu frosted double glazed window overlooking the side of the property, radiator, grey wood effect laminate flooring. Three piece suite comprising low level WC, vanity sink unit with ceramic sink and chrome mixer tap, shower cubicle with overhead chrome mixer shower and folding glass screen.

BEDROOM 2 (8' 8" max x 10' 3" max) or (2.65m max x 3.12m max)

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

BEDROOM 3 (8' 2" max x 6' 9" max) or (2.50m max x 2.07m max)

Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Storage cupboard over the stairs with hanging rail and shelving.

OUTSIDE

Enclosed and private South facing rear garden laid to decking with an area of decorative stones and patio slabs, wooden sleeper wall with sleeper steps leading up to an area of laid lawn with raised beds to the rear and mature shrubs. Decorative stone and stepping stones leading to courtesy door at the rear of the garage. Side gated access to the front of the property.

To the front of the property there is an area of laid lawn and patio slabs leading to the front door and laid pathway leading to the side gate. Off road parking for two vehicles. EV charger installed along the front of the property.


GARAGE

Up and over electric roller door, power and light installed. Courtesy door to rear garden.



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		86
(69-80) C	73	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk