

Payton
Jewell
Caines



Trem-y-dyffryn, Broadlands, Bridgend
County. CF31 5AP

£220,000

PJC PAYTON
JEWELL
CAINES

Trem-y-dyffryn, Broadlands, Bridgend County. CF31 5AP

Three bedroom mid terrace house comprising entrance hall, DOWNSTAIRS WC, good sized open plan lounge/kitchen/diner, three bedrooms with ENSUITE to master bedroom, family bathroom and enclosed rear garden. SINGLE GARAGE.

£220,000 - Freehold

- Well presented three bedroom house
- Open plan downstairs living
- Downstairs WC / Close to Maes yr Haul primary school
- Ensuite to master bedroom / Single garage
- Bi-fold doors to the enclosed rear garden
- EPC -C , Council tax band - D



DESCRIPTION

Introducing this three bedroom mid terrace house situated in the popular location of Broadlands within walking distance of Newbridge fields, Maes yr Haul Primary School and the shops, cafe's, bars, restaurants and facilities that Broadlands has to offer and within quick access to the M4 corridor and A48. The property benefits from good sized open plan kitchen/lounge/diner with bi-folding doors to rear garden, downstairs WC, ensuite to master bedroom and enclosed rear garden. Viewing highly recommended.

Key Features

- Close to Maes Yr Haul primary school
- Walking distance of Bridgend town centre
- Single garage with electric car charger point
- Recently upgraded throughout

ENTRANCE

Via part frosted glazed composite door into the entrance hall finished with emulsioned ceiling, centre light, smoke alarm, emulsioned walls, radiator, wood effect tiled flooring with matching upstands. Stairs leading to first floor.

DOWNSTAIRS W.C. (5' 5" x 2' 11") or (1.64m x 0.90m)

Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property and continuation of the tiled flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

KITCHEN (10' 10" max x 7' 8" max) or (3.31m max x 2.33m max)

Emulsioned ceiling with sunken chrome spot lights, high gloss cream subway tiled walls, wood effect tiled flooring. A range of wall and base units in a high gloss cream with chrome handles and complementary wood work surface. Integrated appliances include washing machine, dishwasher, electric oven, microwave, fridge/freezer. Five ring gas hob with overhead chrome and glass extractor fan. Inset stainless steel sink with chrome mixer tap. Cupboard housing gas boiler. PVCu double glazed window overlooking the front of the property.

Wide opening into the lounge/dining.

OPEN PLAN LOUNGE/DINER (16' 9" max x 13' 10" max) or (5.11m max x 4.22m max)

Emulsioned ceiling with centre light, two wall mounted lights, continuation of the tiled flooring. Four panel bi-folding door leading out to the rear garden. Door to under stairs storage with hanging rail and housing hot water tank.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Textured ceiling, access into loft, smoke alarm, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.



BEDROOM 3 (8' 11" x 5' 6") or (2.72m x 1.68m)

Measurements to the face of the built in wardrobe. Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, built in wardrobe with shelving and hanging rails, skirting and wood effect laminate flooring.

BEDROOM 2 (10' 8" x 8' 2") or (3.26m x 2.49m)

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

BEDROOM 1 (11' 9" max x 10' 9" max) or (3.59m max x 3.27m max)

Emulsioned ceiling, centre light, emulsioned walls, large wardrobes with cupboards over the bed, radiator, two PVCu double glazed windows overlooking the front of the property, skirting and fitted carpet. Door to ensuite.

EN SUITE (5' 5" x 5' 1") or (1.64m x 1.54m)

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls, chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property, wall mounted mirrored cabinet and grey laminate flooring. Wall hung vanity sink unit with chrome mixer tap, wall hung WC with hidden cistern and corner steam shower unit (with built in bluetooth, LED lighting and side jets) with curved sliding glass screen.

FAMILY BATHROOM (7' 6" x 5' 7") or (2.28m x 1.70m)

Emulsioned ceiling with sunken chrome spot lights, extractor fan, emulsioned walls, wall hung mirrored cabinet, aqua panels to the bath/shower area, chrome towel radiator and grey wood effect laminate flooring. Wall hung vanity sink unit with chrome mixer tap, wall hung WC with hidden cistern and P shaped bath with overhead chrome mixer shower and glass screen.

OUTSIDE

Enclosed and private rear garden laid to decking, area of decorative stone and a gate leading to the rear.

The front of the property has an area of decorative stone with space for plant pots and paved steps leading to the front door.


Single garage with electric roller shutter door and electric charging point. Driveway parking.

NOTE

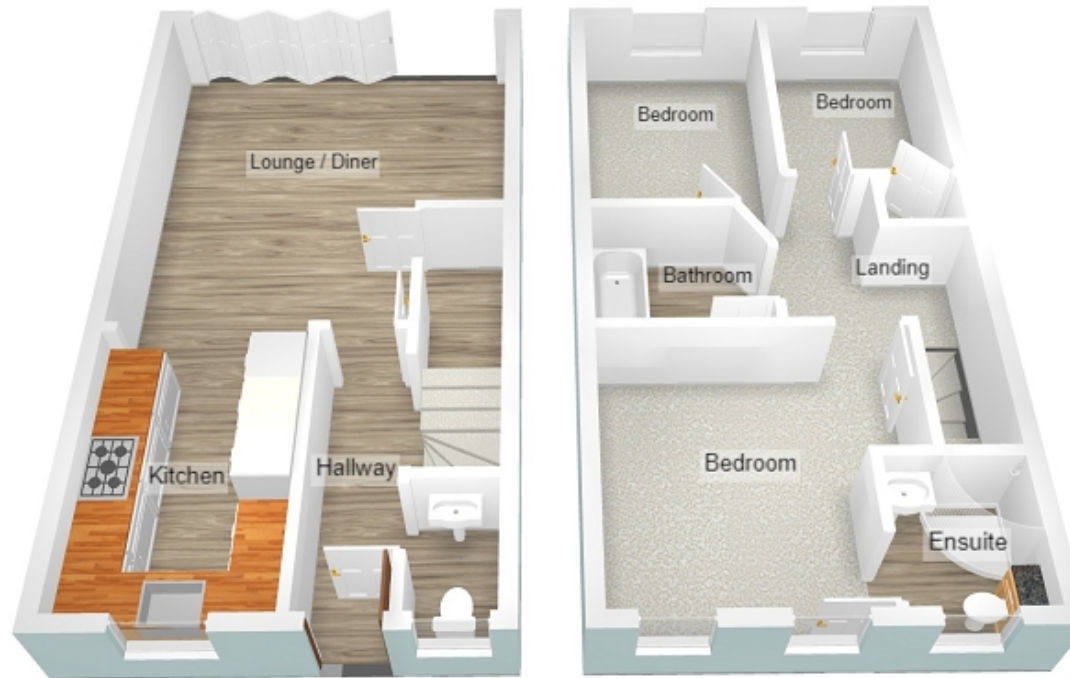
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(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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