

Payton
Jewell
Caines



Esgair-y-llys, Broadlands, Bridgend. CF31
5BN

£349,950

 PAYTON
JEWELL
CAINES

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Well presented four bedroom DETACHED property comprising entrance porch, entrance hall, lounge, dining room, kitchen/diner, utility, downstairs w.c. en suite to bedroom one, family bathroom, enclosed rear garden, off road parking and integral garage. Viewing recommended.

£349,950 - Freehold

- Good size four bedroom detached house
- Kitchen/diner / Two reception rooms
- Utility area and downstairs w.c.
- En suite to bedroom one
- Off road parking with garage
- EPC - C / Council tax - E



DESCRIPTION

Introducing this well presented four bedroom detached property located on the sought after development of Broadlands to the West of Bridgend. The property has good access to the A48 and is within walking distance of all the local amenities that Broadlands has to offer including Maes Yr Haul Primary School, Tesco Express, eateries, pharmacy, salon and family friendly pub.

ENTRANCE

Via part glazed and frosted PVCu door into the entrance porch.

ENTRANCE PORCH (6' 11" x 3' 10") or (2.11m x 1.17m)

PVCu panelled ceiling, PVCu frosted glazed panels to front and side wall, tiled flooring, wall mounted light and frosted wooden door into the entrance hall with side panels either side.

ENTRANCE HALL

Stairs leading to the first floor, emulsioned and coved ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting, radiator and fitted carpet.

LOUNGE (16' 11" x 11' 6") or (5.16m x 3.51m)

Emulsioned and coved ceiling with two centre lights, emulsioned walls with two mounted wall lights, skirting, fitted carpet and two radiators. PVCu double glazed bay window overlooking the front of the property. Gas fire with marble surround and hearth and wooden mantle. Double doors leading into the dining area.

DOWNSTAIRS W.C. (5' 6" x 3' 2") or (1.68m x 0.96m)

Emulsioned ceiling with centre light, part emulsioned / part tiled walls, vinyl flooring, radiator and extractor fan. Two piece suite comprising pedestal wash hand basin with chrome mixer tap and low level w.c.

KITCHEN/DINER (17' 2" x 8' 10") or (5.24m x 2.68m)

Emulsioned ceiling with two centre lights, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style with complementary granite work tops. Space for freestanding fridge/freezer, integrated electric oven and four ring hob with overhead extractor fan, inset one and half resin sink with chrome mixer tap. Breakfast bar area with space for two stools and space for a dining table. PVCu double glazed window overlooking the rear of the property and PVCu double glazed French doors leading out to the rear garden. Door leading into a pantry with shelving and doors leading to the dining room and utility area.

DINING ROOM (10' 8" max x 9' 7" max) or (3.25m max x 2.93m max)

Emulsioned and coved ceiling with centre light, emulsioned walls with two sets of wall lights, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the rear of the property.

UTILITY AREA (8' 5" max x 5' 3" max) or (2.57m max x 1.61m max)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and a continuation of the tiled flooring. A range of base and wall units matching the kitchen area with complementary work surfaces housing an inset resin sink with chrome mixer tap. Space for washing machine, radiator and frosted PVCu double glazed door leading out to the side of the property. Courtesy door leading to the rear of the garage.



LANDING

Via stairs with fitted carpet and handrail leading to the first floor. Emulsioned ceiling with centre pendant light, smoke alarm and access to the loft, emulsioned walls and fitted carpet.

BEDROOM 1 (13' 0" x 11' 10") or (3.95m x 3.60m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, two PVCu double glazed windows overlooking the front of the property and radiator. Two double built in wardrobes with hanging rails and shelving.

EN SUITE (7' 1" x 5' 10") or (2.17m x 1.78m)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in Herringbone effect, radiator and frosted PVCu double glazed window overlooking the front of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and enclosed shower with overhead chrome shower and folding glass screen. Wall mounted mirrored cabinet.

BEDROOM 2 (12' 9" x 9' 0") or (3.89m x 2.74m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Double built in wardrobe with hanging rails and shelving. Access into the bathroom.

FAMILY BATHROOM (9' 5" x 5' 8") or (2.86m x 1.72m)

Emulsioned ceiling with centre light and extractor fan, part emulsioned / part tiled walls, skirting, vinyl flooring in Herringbone effect, radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and bath with chrome mixer tap. Wall mounted mirrored cabinet.

BEDROOM 3 (14' 1" x 8' 6") or (4.28m x 2.60m)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Double built in wardrobe with hanging rail and shelving,

BEDROOM 4 (12' 2" max x 9' 5" max) or (3.72m max x 2.86m max)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in wardrobes with hanging rails and shelving.

OUTSIDE

Enclosed rear garden laid to lawn with small patio area with bordered edge with decorative stone. Storage area and access to the front of the property via a side gate and path.

Off road parking to the front of the property for two vehicles, area laid to lawn with shrubbery and access to the garage via traditional up and over door.


NOTE

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



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		83
(69-80) C	74	
(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

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