

Payton
Jewell
Caines



Vale Park, Broadlands, Bridgend County.
CF31 5EA

£335,000

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Modern DETACHED house comprising entrance hall, DOWNSTAIRS WC, lounge, open plan kitchen/diner, CONSERVATORY, reception room 2, ENSUITE to master bedroom with three further double bedrooms, family bathroom, enclosed west facing rear garden and OFF ROAD PARKING.

£335,000

- Modern four double bedroom detached house
- Contemporary open plan kitchen/diner to the rear
- Conservatory/ converted garage to reception two
- Ensuite to master bedroom/ EPC - C , council tax band - E
- Ideal location for Newbridge fields and Bridgend town centre
- Enclosed west facing rear garden



DESCRIPTION

Introducing this modern four double bedroom detached house situated in the popular residential development of Broadlands benefiting from conservatory, two reception rooms, fitted wardrobes to all bedrooms, enclosed west facing rear garden and off road parking. Ideally located for Newbridge Fields, Brynteg Secondary School, Maes Yr Haul Primary School and Bridgend town centre.

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.

Key features;

Fitted wardrobes to all bedrooms

Modern fitted open plan kitchen / dining room

Enclosed west facing rear garden

Four double bedrooms

ENTRANCE

Via part frosted composite front door into entrance hall finished with coved ceiling, emulsioned walls, skirting and a wood effect laminate floor.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted Venetian blind and finished with central light fitting, wall mounted fuse box, emulsioned walls, wall mounted heated chrome towel rail, skirting and ceramic tiled flooring. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap.

LOUNGE (10' 10" x 14' 1") or (3.30m x 4.30m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with coved ceiling, central light fitting to remain, emulsioned walls, double glazed French doors leading through to dining area, skirting and a continuation of the wood effect laminate floor. Feature fireplace housing electric feature fire with a wooden surround and mantel.



OPEN PLAN KITCHEN/DINER (10' 6" x 26' 11") or (3.20m x 8.20m)

Spanning the entire width of the property with PVCu double glazed window overlooking the rear, PVCu double glazed sliding patio door leading to rear garden and a further PVCu double glazed sliding patio door leading to conservatory. The kitchen is finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in graphite grey handle less high gloss finish with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin glass sink with swan neck tap and drainer. Space for high level fridge/freezer. Integrated electric oven with induction hob and overhead extractor hood. Plumbing for automatic washing machine and space for a dishwasher or tumble dryer. Central island breakfast bar with additional storage and pan drawers below. Fitted storage cupboard.

The dining area leads into the conservatory and has recessed LED spot lights, emulsioned walls, skirting and a continuation of the ceramic tiled floor. Wall to wall low level and wall mounted kitchen storage units with a complementary roll top work surface and matching splash back.

CONSERVATORY (13' 9" x 9' 10") or (4.20m x 3.00m)

Apex poly carbonate roof with feature window, central light fitting and fan, three aspects of PVCu double glazing set on dwarf wall with PVCu sill, radiator and laminate floor. PVCu double glazed French doors leading out to rear garden.

RECEPTION 2 (8' 6" x 16' 5") or (2.60m x 5.0m)

Overlooking the front via PVCu double glazed window finished with emulsioned ceiling with central light fitting to remain, emulsioned walls, skirting and laminate floor. Fitted storage cupboard housing a wall mounted gas fired boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, two matching light fittings, emulsioned walls, PVCu double glazed window overlooking the front with a fitted Venetian blind, Fitted storage cupboard housing hot water tank. skirting and fitted carpet.

BEDROOM 1 (11' 4" x 10' 6") or (3.45m x 3.20m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with central light fitting, emulsioned walls, double fitted wardrobe, skirting and fitted carpet. Door through to ensuite.

EN SUITE

PVCu frosted glazed window to the rear with a fitted Venetian blind, central light fitting, ceiling mounted extractor, emulsioned walls with tiling to splash back areas, skirting and ceramic tiled floor. Three piece suite comprising WC, wash hand basin with chrome mixer tap and storage below, quadrant style shower cubicle housing a plumbed shower with hand attachment, rainwater head and sliding glazed doors.

BEDROOM 2 (8' 8" x 11' 6") or (2.65m x 3.50m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with central light fitting to remain, emulsioned walls, double fitted wardrobe, skirting and fitted carpet.



BEDROOM 3 (8' 8" x 10' 6") or (2.65m x 3.20m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned walls, double fitted wardrobe, skirting and fitted carpet.

BEDROOM 4 (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with central light fitting, emulsioned walls, double fitted wardrobe, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted Venetian blind and finished with central light fitting, ceiling mounted extractor, emulsioned walls with ceramic tiles to all splash back areas, wall mounted heated chrome towel rail, ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with chrome waterfall tap, over bath shower attachment and side glazed privacy screen.

OUTSIDE


Enclosed west facing rear garden laid to two tiers of patio, area of lawn and shrubs to the raised beds to the perimeter. Raised vegetable garden. Side storage shed and side gated access back to the front of the property.

Open aspect front garden laid to lawn with off road parking for up to two cars.

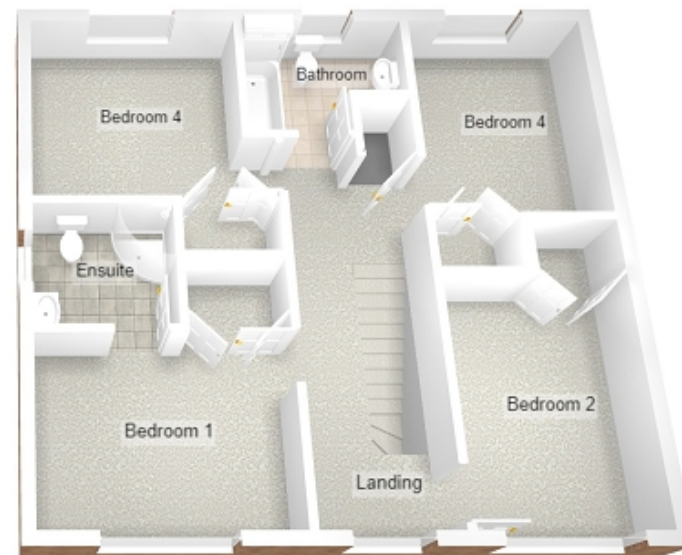


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	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

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