



Pant Y Fedwen, Broadlands, Bridgend
County. CF31 5DE

£475,000

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Well presented four bedroom DETACHED family home comprising entrance porch, entrance hall, lounge, DOWNSTAIRS WC, kitchen, UTILITY, SECOND RECEPTION ROOM, family/dining room, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden, DOUBLE GARAGE and OFF ROAD PARKING. Viewing highly recommended. CUL DE SAC LOCATION.

£475,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Downstairs WC and Utility room
- Ensuite to master bedroom
- Enclosed rear garden/ EPC - , Council tax band - E
- Off road parking/ double garage
- Cul-de-sac location



DESCRIPTION

Introducing this well presented four bedroom detached family home with good sized living accommodation comprising entrance porch, entrance hall, lounge, downstairs WC, kitchen, utility, second reception room, family/dining room, four bedrooms with ensuite to master bedroom, family bathroom, enclosed rear garden, double garage and off road parking. Viewing highly recommended.

Situated within a cul de sac in the popular development of Broadlands which is well served with takeaways, shops, dental surgery, school & restaurants. Good road access to Bridgend Town Centre and Porthcawl Coastal area. Early viewing is highly recommended to appreciate this family home.

ENTRANCE

PVCu glazed door leading into the entrance porch.

ENTRANCE PORCH

Skimmed and emulsioned ceiling and walls, centre light, tiled flooring, gas and electric meters. Part glazed steel composite door leading into entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, coving, inset spot lights, smoke alarm and skirting. Wood effect flooring, radiator, consumer board and under stairs storage. Stairs leading to the first floor and doors leading off.

LOUNGE (21' 5" x 10' 8") or (6.53m x 3.24m)

Skimmed and emulsioned ceiling and walls, inset spot lights, coving and feature papered wall. Modern built in media unit with electric fire. Solid oak wood flooring, radiator, large PVCu window overlooking the front of the property with fitted blinds and curtain pole to remain. Oak part panelled/part glazed doors leading to the family room.

RECEPTION 2

Skimmed and emulsioned ceiling and walls, inset spot lights, coving, feature papered wall, skirting, wood effect flooring, radiator and large PVCu window overlooking the front of the property with fitted blinds to remain. Built in storage.

KITCHEN (16' 2" x 8' 11") or (4.92m x 2.71m)

Skimmed and emulsioned ceiling with inset spot lights, emulsioned walls, large marble effect floor tiles, radiator and skirting. A range of white matt handleless kitchen units with quartz work tops housing a one and half bowl stainless steel sink with drainer. Built in one and half stainless steel oven. Walnut island with a continuation of the matching work surfaces housing a five ring gas stainless steel hob with overhead extractor. Stone tiles to the splash back. Integrated appliances include oven, hob and dishwasher. Space for American fridge/freezer. Part glazed/part panelled door leading into the downstairs w.c.

FAMILY ROOM/DINING ROOM (27' 11" x 8' 0") or (8.50m x 2.45m)

Skimmed and emulsioned sloped ceiling, inset spot lights, three velux windows, skimmed and emulsioned walls, radiator and a continuation of the floor tiles. Two large sets of bi-fold doors leading to the private rear garden.



INNER HALLWAY

Skimmed and emulsioned ceiling and walls, inset spot lights, access to the w.c. and courtesy door leading to the double garage. PVCu fully glazed door leading out to the rear garden and door leading into a generous utility.

DOWNSTAIRS W.C. (4' 8" x 4' 2") or (1.42m x 1.27m)

Skimmed and emulsioned ceiling and walls, inset spot lights and fan, tiled flooring and chrome towel rail. Two piece suite in white comprising pedestal wash hand basin with chrome mixer tap and low level w.c. with glass splash back.

UTILITY (9' 1" x 7' 10") or (2.76m x 2.40m)

Skimmed and emulsioned ceiling and walls, inset spot lights, tiled flooring, skirting, radiator and PVCu window overlooking the rear garden. Wood effect shaker style base unit with work surface housing a stainless steel single bowl sink/diner with chrome mixer tap and matching wall unit with additional storage. Space and plumbing for under counter washing machine and tumble dryer.

LANDING

Skimmed and emulsioned ceiling and walls, inset spot lights, smoke alarm, access to the loft, open spindle staircase with fitted carpet. Doors leading off the the bedrooms and bathroom. Airing cupboard housing the pressurised tank system.

BEDROOM 1 (12' 5" x 10' 11") or (3.78m x 3.33m)

Skimmed and emulsioned ceiling and walls, inset spot lights, large modern grey fitted furniture with bedside units and overhead storage to remain. Fitted carpet, radiator and large PVCu window overlooking the front of the property with fitted blinds and curtain pole to remain. Additional storage cupboard and door leading into the en suite.

EN SUITE (6' 1" x 6' 3" max) or (1.86m x 1.90m max)

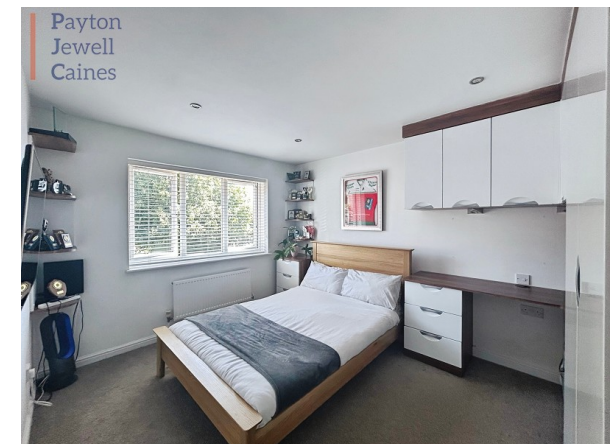
Skimmed and emulsioned ceiling and walls, inset spot lights, skirting, tile effect vinyl flooring, wall mounted chrome towel rail and obscured window overlooking the front of the property with roller blind to remain. Three piece suite in white comprising low level w.c. vanity unit housing the wash hand basin with chrome mixer tap with respertex splash back, mirror and shaver point and single shower enclosure with chrome wall mounted waterfall shower and matching respertex walls.

BEDROOM 2 (12' 5" x 9' 9") or (3.78m x 2.98m)

Skimmed and emulsioned ceiling and walls, inset spot lights, skirting, fitted carpet, PVCu window overlooking the front of the property with fitted blinds to remain. Fitted wardrobes to remain with overhead cupboards and vanity/dressing area.

BEDROOM 3 (9' 11" x 8' 8") or (3.02m x 2.65m)

Skimmed and emulsioned ceiling and walls with inset spot lights, skirting, fitted carpet, radiator, large PVCu window overlooking the rear of the property with fitted blind and curtain pole to remain.



BEDROOM 4 (8' 8" x 7' 6") or (2.65m x 2.29m)

Skimmed and emulsioned ceiling and walls, inset spot lights, skirting, fitted carpet, radiator and PVCu window overlooking the rear garden with fitted blinds to remain. Built in fitted wardrobes with sliding doors. Currently used as a study.

FAMILY BATHROOM (7' 2" x 5' 6") or (2.19m x 1.68m)

Skimmed and emulsioned ceiling with inset spot lights, fully tiled walls, tiled flooring and chrome towel rail. Modern wall mounted vanity wash hand basin with storage below and chrome waterfall mixer tap with wall mounted mirror above, low level w.c. and bath with chrome mixer tap and wall mounted waterfall shower.

OUTSIDE

Open aspect front garden bound by low hedgerow to the front, wall lights, water tap, large gravel area and resin driveway for three cars with E.V. charger and pathway leading to the front door.

Enclosed low maintenance rear garden bound by feather board edging, large patio area, area laid to astroturf, BBQ area, dwarf curved wall used as a seating area with raised border and additional patio area. Composite shed to remain. Pathway leading down to the side with gated access to the front of the property.


DOUBLE GARAGE (16' 8" x 16' 10") or (5.08m x 5.14m)

Boarded and skimmed ceiling with loft access for additional storage, fluorescent light and smoke alarm. Boiler, power and large double roll up door (not electric).



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

EPC

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

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