



Gelli Wen , Broadlands, Bridgend. CF31 5AL

£195,000



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Three bedroom detached house on Broadlands comprising entrance hall, lounge, dining, kitchen, utility, wc and reception two, master bedroom with en-suite, two further bedrooms, bathroom and enclosed rear garden. Driveway parking.

£195,000

- Three bedroom detached house on a popular street
- Three reception rooms / utility and wc
- En-suite to master bedroom
- Enclosed rear garden / driveway parking
- Close to local amenities & Maes Yr Haul Primary
- EPC - D. Viewing recommended.



DESCRIPTION

Introducing this well presented three bedroom detached home offering excellent family accommodation set on a popular street of Broadlands.

The property benefits from three reception rooms, a good sized en-suite to the master bedroom and an enclosed rear garden.

Broadlands is a sought after location to the west of Bridgend and boasts Maes Yr Haul Primary school and is within easy walking distance of both Bryntirion and Brynteg secondary schools. The commercial centre of Broadlands has a Tesco Express, a family friendly pub as well as plenty of food outlets.

Viewing recommended.

ENTRANCE

Access via part glazed PVCu door into entrance porch.

ENTRANCE PORCH

Emulsioned ceiling with down light, emulsioned walls, fitted carpet, PVCu double glazed window to front aspect overlooking the drive.

INNER HALLWAY

Artexed ceiling with one centre light and smoke detector, emulsioned walls, fitted carpet, access via part glazed PVCu door. Doorway into garage conversion which is now study / playroom.

STUDY/PLAYROOM (12' 10" x 7' 7") or (3.91m x 2.32m)

Emulsioned ceiling with one centre light, emulsioned walls, fitted carpet, PVCu double glazed window to front aspect, double radiator and storage cupboard.

LOUNGE (13' 4" x 10' 5") or (4.06m x 3.17m)

Artexed ceiling with one centre light, emulsioned walls, fitted carpet, double radiator, feature fireplace with living flame gas fire and PVCu double glazed window to front aspect. Archway leading into dining room.

DINING ROOM (9' 4" x 7' 9") or (2.85m x 2.35m)

Artexed ceiling with one centre light, emulsioned walls, single radiator, fitted carpet and PVCu double glazed French doors opening out to rear patio. Doorway leading into kitchen.

KITCHEN (9' 5" x 9' 0") or (2.88m x 2.74m)

Artexed ceiling with one centre light and part tiled / part emulsioned walls. A range of wall and base units with complementary work top, drawers and cupboard doors feature soft close system. Space for freestanding dishwasher, integrated electric oven, four ring gas hob and integrated cooker hood. Composite one and half bowl sink with mixer tap, ceramic tiled flooring and PVCu double glazed window to rear aspect.



UTILITY ROOM (5' 1" x 4' 11") or (1.56m x 1.49m)

Artexed ceiling with one centre light, extractor fan, emulsioned walls, ceramic tiled flooring. Space for freestanding wash machine, tumble dryer and fridge / freezer. Wall mounted gas boiler and part glazed PVCu door giving access to the side. Doorway through to downstairs cloakroom.

CLOAKROOM (4' 11" x 3' 8") or (1.50m x 1.12m)

Artexed ceiling with one centre light, emulsioned walls with tiling to splash back areas, radiator, ceramic tiled flooring, PVCu double glazed window with opaque glass to rear aspect. Two piece suite comprising low level w.c. and wall mounted wash hand basin set within vanity unit.

LANDING

Via stairs with fitted carpet. Artexed ceiling with one centre light, smoke detector and access into the attic. Emulsioned walls, fitted carpet, open balustrade and storage cupboard housing hot water tank.

MASTER BEDROOM (13' 0" x 8' 9") or (3.95m x 2.67m)

Artexed ceiling with one centre light, emulsioned walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden and a range of built in wardrobes.

EN SUITE (8' 7" x 7' 11") or (2.62m x 2.42m)

Artexed ceiling with one centre light, extractor fan, emulsioned walls, tile effect vinyl floor covering, double radiator and PVCu double glazed window with opaque glass to front aspect. Three piece suite comprising low level w.c. wash hand basin set within vanity unit, fully tiled separate shower enclosure with mains fed shower and pivot glass shower door.

BEDROOM 2 (13' 6" x 8' 10") or (4.12m x 2.69m)

Artexed ceiling with one centre light, emulsioned walls, fitted carpet, two double glazed PVCu double glazed windows to front aspect, radiator and built in wardrobes.

BEDROOM 3 (9' 5" x 7' 5") or (2.87m x 2.27m)

Artexed ceiling with one centre light, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear aspect.

FAMILY BATHROOM (6' 6" x 5' 7") or (1.98m x 1.69m)

Artexed ceiling with one centre light, part tiled / part emulsioned walls, tile effect vinyl flooring, radiator and PVCu double glazed window with opaque glass to rear aspect. Three piece suite comprising low level w.c. wall mounted wash hand basin set within vanity unit and panelled bath with hand held shower attachment and wall mounted shaver point and extractor fan.

OUTSIDE

The rear garden is bound by wood panel fencing, laid mainly to lawn with large patio area ideal for garden furniture and outside tap.

To the front of the property is open plan with driveway for two vehicles, to the right of the driveway is a border laid to decorative stone with mature trees and footpath leading to front door.




DIRECTIONS


Entering Broadlands via the A48 at the first roundabout take the third exit, turn right onto Greystone, continue up the hill follow the road around and turn left into Gelli Wen, the property can be found on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.



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