

FOR
SALE



15 Maes Y Fedwen, Broadlands, Bridgend, Mid Glamorgan CF31 5DA

£265,000 - Freehold



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PROPERTY SUMMARY

Introducing this three bedroom detached home offering excellent family accommodation set on a popular street within Broadlands. Broadlands is a sought after area to the West of Bridgend and boasts Maes Yr Haul Primary School and is within easy walking distance of Bryntirion and Brynteg secondary Schools. The commercial centre of Broadlands has a Tesco Express, family friendly pub as well as plenty of food outlets. Viewing highly recommended.

POINTS OF INTEREST

- Three bedroom detached house
- Downstairs WC
- Master bedroom with shower
- Off road parking/ Garage
- Good sized rear garden



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed composite door into the entrance hall finished with textured ceiling, centre light, smoke alarm, emulsioned walls, radiator, skirting and wood effect laminate flooring. Doors leading to downstairs WC, lounge/diner and kitchen. Stairs leading to the first floor.

Downstairs WC

0.95m x 1.67m (3' 1" x 5' 6") Textured ceiling, centre light, emulsioned walls, frosted PVCu double glazed window overlooking the front of the property, radiator, skirting and tiled flooring. Two piece suite comprising low level WC and wall hung sink with tiling to splash back areas.

Kitchen

2.68m x 3.57m (8' 10" x 11' 9") Textured ceiling, centre strip light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, PVCu frosted door leading out to the rear garden, skirting and tiled flooring. A range of wall and base units in a gloss cream with complementary roll top laminate work surface. Space for freestanding fridge/freezer. Integrated electric oven with four ring gas hob and overhead extract fan. One and a half stainless steel sink with chrome mixer tap and space for freestanding washing machine. Wall mounted gas combination boiler.

Lounge

3.47m x 3.99m (11' 5" x 13' 1") Textured and coved ceiling, centre, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the laminate flooring. Feature electric fireplace with wooden hearth, surround and marble mantel. Opening into the dining area.

Dining area

2.76m x 2.81m (9' 1" x 9' 3") Textured and coved ceiling, centre light, emulsioned walls, PVCu double glazed French doors leading out to the rear garden, radiator, skirting and a continuation of the wood effect laminate flooring. Space for dining room table and chairs.

First floor landing

Via stairs with spindle balustrade and fitted carpet. Textured ceiling, centre light, access to loft, smoke alarm, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms and family bathroom.

Family bathroom

1.85m x 1.85m (6' 1" x 6' 1") Textured ceiling, centre light, extractor fan, part emulsioned/ part tiled walls, wall mounted mirrored cabinet, shaver point, PVCu frosted double glazed window overlooking the rear, radiator, skirting and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and L shaped bath with chrome mixer tap, overhead chrome mixer shower and folding glass screen.

Bedroom 1

3.40m x 3.90m (11' 2" x 12' 10") Textured ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet. Arch opening into en-suite.

En-suite

0.75m x 1.61m (2' 6" x 5' 3") Textured ceiling, centre light, extractor fan and frosted PVCu double glazed window overlooking the rear. Two piece suite comprising wall hung ceramic sink with chrome taps and shower cubicle with overhead chrome shower mixer and glass door.

Bedroom 2

3.02m x 3.46m (9' 11" x 11' 4") Textured ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

Bedroom 3

2.45m x 2.78m (8' 0" x 9' 1") Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet. Door to storage over the stairs with shelving.

Outside

Enclosed and private rear garden laid to patio and area of laid lawn. PVCu double glazed courtesy door into the garage. Outside tap.

Side gated access to the front of the property.

Paved path leading to the front door. Area laid to decorative stone. Area of laid lawn enclosed with hedgerow. Tarmac driveway with off road parking for two vehicles leading to garage. Large side space laid to lawn with hedgerow.

Garage

Traditional up and over door.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	