

FOR
SALE



6 Pant Poeth, Bridgend, Mid Glamorgan CF31 5BD

£425,000 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

Introducing this beautifully presented 4 bedroom detached house situated within the sought after development of Broadlands, Bridgend and comprises 4 bedrooms, 3 reception rooms, open plan kitchen / breakfast room and a west facing rear garden. Ideally located for Maes Yr Haul primary school and Bryntirion Comprehensive school. **MUST BE VIEWED.**

POINTS OF INTEREST

- FOUR bedroom detached house
- THREE reception rooms
- Close to Maes Yr Haul primary school
- Close to Bryntirion Comprehensive school
- Well presented throughout
- Generous principal bedroom with en-suite



ROOM DESCRIPTIONS

Entrance hall

Access via part frosted glazed composite front door, laminate floor, under stairs storage and downstairs WC.

WC

Laminate floor. Two piece suite in white with WC, wash hand basin and a radiator. wall mounted a fuse box.

Reception 3

3.25m x 2.35m (10' 8" x 7' 9") Overlooking the front via PVC double glazed window with a fitted Venetian blind. Laminate floor

Reception 1

3.25m x 4.65m (10' 8" x 15' 3") Overlooking the front via PVCu double glazed window with a fitted Venetian blind. Laminate floor. Central fireplace with marble hearth. Square arch way through into dining

Reception 2

2.3m x 3.1m (7' 7" x 10' 2") Overlooking the rear via PVC double glazed window, laminate floor and doorway through into kitchen/breakfast room.

Kitchen / Breakfast room

4.8m x 3.35m (15' 9" x 11' 0") Kitchen - Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with central spotlight, ceramic tiles to the floor. Arranged with wall mounted and low-level kitchen units in duck egg blue with a complementary rolltop worksurface and ceramic tiles to the splashback. Inset 1 1/2 basin sink with mixer tap and drainer, integrated four gas hob and overhead extractor hood, integrated fridge, freezer, double electric oven and dishwasher and a fitted storage cupboard housing the washing machine and additional storage.

Breakfast area - access to the rear garden via PVCU double glazed French doors with side glazed panels and Venetian blinds. Space for table and chairs.

Stairs and landing

Fitted carpet and wooden ballustrade. Access to loft storage with a pulldown ladder. Storage cupboard housing hot water tank and shelving on the landing.

Bedroom 1

5.9m x 3.7m (19' 4" x 12' 2") Max. Overlooking the front via PVCU double glazed window with fitted Venetian blinds, Laminate floor. Two double and a single fitted wardrobe and a door into the ensuite.

En-suite shower room

Overlooking the front via PVCu frosted glazed window with a fitted Venetian blind. Finished with a laminate floor and three-piece suite in white with WC, wash hand basin and large shower with concertina glazed door with a plumbed shower. ceramic tiles to all splashback areas and a wall mounted heated chrome towel.

Bedroom 2

2.75m x 4.1m (9' 0" x 13' 5") Overlooking the rear garden via PVCu double glazed window with a fitted roller blind. Fitted carpet and a double fitted wardrobe.

Bedroom 4

2.45m x 2.8m (8' 0" x 9' 2") Overlooking the rear via PVC udoule glazed window, fitted Carpet bedroom.

Bedroom 3

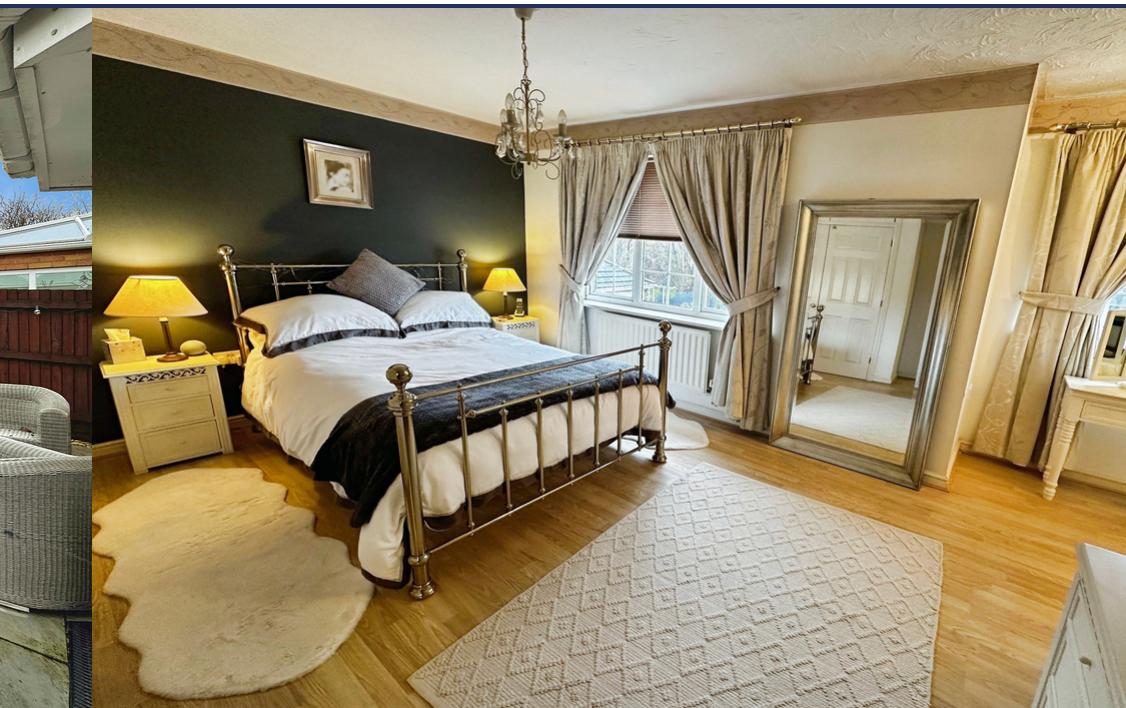
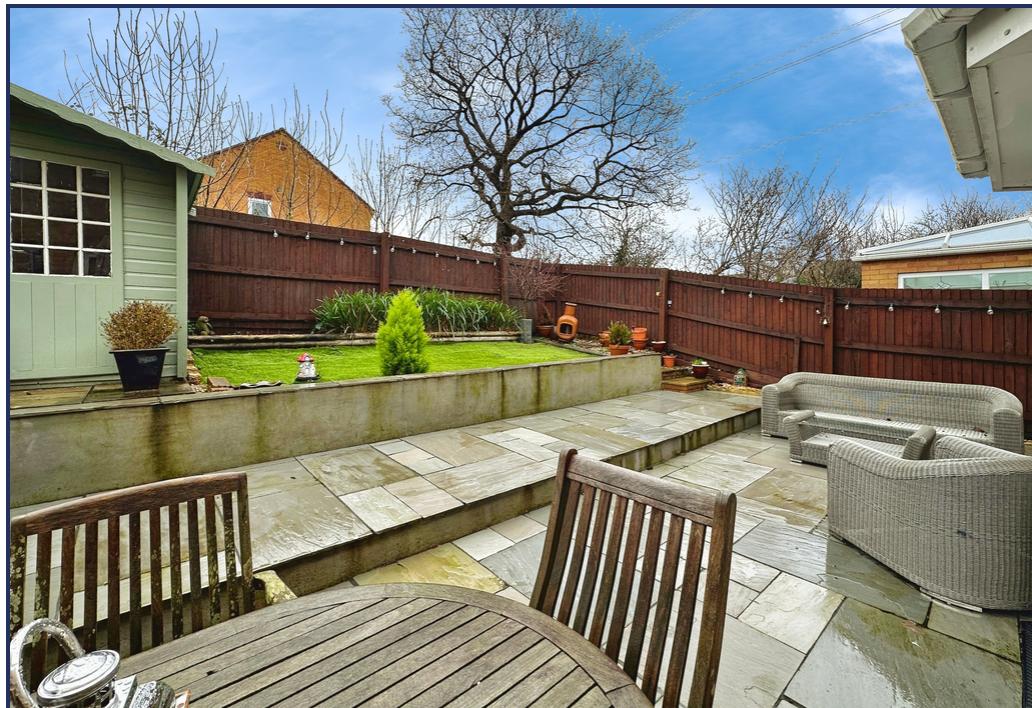
2.5m x 2.8m (8' 2" x 9' 2") Overlooking the rear garden via PVCu double glazed window with a fitted roller blind. Fitted carpet.

Bathroom

PVCu frosted glazed window to the side with a fitted roller blind. Laminate floor. Four piece suite in white with WC, wash hand basin, bath with chrome mixer tap and shower attachment .Separate shower cubicle housing a plumbed shower with ceramic tiles to all splashback areas.

Outside

Enclosed rear garden laid to 2 tiers of sandstone patio with steps leading up to a level area of artificial grass with a storage shed and side access back to the front Open aspect front laid to tarmac and block paviour driveway suitable for parking three cars side-by-side.



Awaiting EPC &
Floorplan