

FOR
SALE



PROPERTY SUMMARY

Introducing a most attractive five bedroom detached house which offers over 1,800sqft of family accommodation. Situated within 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.

POINTS OF INTEREST

- Five bedroom detached house
- Cherrywood fitted kitchen/conservatory
- Two reception rooms
- Ensuite/Dressing Area to Master Bedroom
- Well presented throughout, Council tax - F
- Enclosed rear garden/Garage/EPC-C



ROOM DESCRIPTIONS

Entrance

Access via part double glazed front door through to good size entrance hall.

Entrance Hall

Coved ceiling. Staircase leading to upper floor. Radiator. Quickstep wood effect flooring. Door into garage.

Cloakroom/w.c

Vent. White suite comprising Porcelanosa low level wc and pedestal with ceramic tiles behind. Radiator. Ceramic floor tiling.

Lounge

Coved ceiling. PVCu double glazed box bay window overlooking front. Two radiators. Telephone point. TV aerial. Quickstep wood effect flooring.

Reception 2

PVCu double glazed French doors giving access to rear patio. Radiator. TV aerial. Quickstep wood effect flooring.

Kitchen/breakfast room

Ceiling recess with spotlights. PVCu double glazed windows and French doors giving access out onto rear garden. Sigma3 Cherrywood fitted kitchen with a range of wall and base units. One of the cupboards houses the central heating boiler. Stainless steel one and a half bowl inset sink with mixer tap. Roll edge coordinating worktop with matching splashback. Integrated Smeg double fridge. Double built in electric oven and grill with five ring gas hob, stainless steel canopy and black high gloss glass splashbacks. Controls for central heating. Integrated Smeg dishwasher. Integrated washing machine. Radiator. Ceramic high gloss floor tiling.

First floor landing

PVCu double glazed window to front with radiator beneath. Storage cupboard housing the hot water cylinder. Radiator. Fitted carpet.

Master Bedroom

PVCu double glazed window overlooking front. Two radiators. Fitted carpet.

Dressing area

Shelving and hanging facilities in two double fitted wardrobes. Fitted carpet.

En Suite

Vent. PVCu double glazed window to rear. Three piece suite in white comprising shower cubicle, pedestal and Porcelanosa low level wc. Ceramic tiles to splashback area. Shaver point. Heated towel rail. Ceramic floor tiling.

Bedroom 2

PVCu double glazed window overlooking front. Radiator. Fitted carpet.

Bedroom 3

PVCu double glazed window to front. Loft access and eaves storage. Velux double glazed window to rear. Radiator. Fitted carpet.

Bedroom 4

Loft access. PVCu double glazed window to front. Velux double glazed window to rear. Radiator. Fitted carpet.

Bedroom 5

PVCu double glazed window overlooking rear. Radiator. Fitted carpet.

Family bathroom

Centre light and vent. PVCu double glazed window to rear. Four piece suite in white comprising double shower cubicle, pedestal, Porcelanosa low level wc and bath with mixer tap shower head. Ceramic tiling from floor half way round and fully tiled to shower cubicle. Shaver point. Radiator. Ceramic floor tiling.

Second floor landing

Carpeted staircase leading to the second floor and doors leading to bedroom 3 and 4.

outside

Front access over block paved drive leading to tarmac driveway offering parking for three cars. Garage with up and over door, power and light. Side pathway from front leading to rear. Enclosed south facing rear garden on two

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (80)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



