

FOR
SALE



32 Lowland Close, Bridgend, Mid Glamorgan CF31 5BU

£265,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Recently refurbished to a high standard three bedroom mid terrace house comprising entrance hall, downstairs WC, lounge, kitchen/diner, family bathroom, three bedrooms with en-suite to bedroom 1, enclosed rear garden, off road parking and garage. Early viewing highly recommended. The property is situated in the popular residential development of Broadlands which is well served with shops, school, takeaways, public houses and dental surgery. Good road access into Bridgend Town Centre and Porthcawl coastal area.

POINTS OF INTEREST

- Three bedroom mid terrace house
- Lounge
- Downstairs WC
- Kitchen/diner
- Ensuite to bedroom 1
- Enclosed rear garden
- Off road parking/Garage/
Side access to rear garden
- EPC-C



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned ceiling, centre light, coving, emulsioned walls, skirting, radiator and wood effect laminate flooring. Wall mounted electric consumer box. Doors leading to downstairs WC and lounge.

Downstairs WC

0.99m x 1.57m (3' 3" x 5' 2") Emulsioned ceiling, centre light, extractor fan, part papered/part tiled walls, wall mounted chrome towel radiator. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

Lounge

4.23m x 5.48m (13' 11" x 18' 0") Emulsioned ceiling, two centre lights, smoke alarm, emulsioned walls with one feature papered wall, feature electric fire with marble hearth, surround and wooden mantel, two radiators, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the laminate flooring. Door to under stair storage.

Kitchen/diner

2.41m x 2.85m (7' 11" x 9' 4") Emulsioned ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear, aluminium double glazed sliding door leading out to the rear garden, skirting and a continuation of the laminate flooring. A range of wall and base units in a slab effect grey with complementary work surfaces. Stainless steel sink with chrome mixer tap. Integrated appliances to include dishwasher, fridge/freezer, electric oven with four ring gas hob and overhead extractor fan. Cupboard housing gas combination boiler. Space for dining room table and chairs.

First floor landing

Via stairs with spindle handrail and fitted carpet. Emulsioned ceiling, centre light, smoke alarm, emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms and family bathroom.

Family Bathroom

1.54m x 2.28m (5' 1" x 7' 6") Emulsioned ceiling with sunken spot lights, extractor fan, tiled walls, wall mounted mirror, wall mounted chrome towel radiator and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap, bath with chrome mixer tap, overhead chrome mixer shower and folding glass screen.

Bedroom 1

3.15m x 3.54m (10' 4" x 11' 7") Emulsioned ceiling, centre light, emulsioned walls with one feature papered wall, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet. Built in double storage cupboard. Door leading to en-suite.

En-suite

1.46m x 1.49m (4' 9" x 4' 11") Emulsioned ceiling with sunken spot lights, extractor fan, tiled walls, wall mounted mirror, frosted PVCu double glazed window overlooking the rear, wall mounted chrome towel radiator and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap, corner shower with overhead chrome mixer shower and hand held shower attachment.

Bedroom 2

2.28m x 3.56m (7' 6" x 11' 8") Emulsioned ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet. Built in double wardrobe.

Bedroom 3

1.87m x 2.56m (6' 2" x 8' 5") Emulsioned ceiling, centre light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in double storage cupboard.

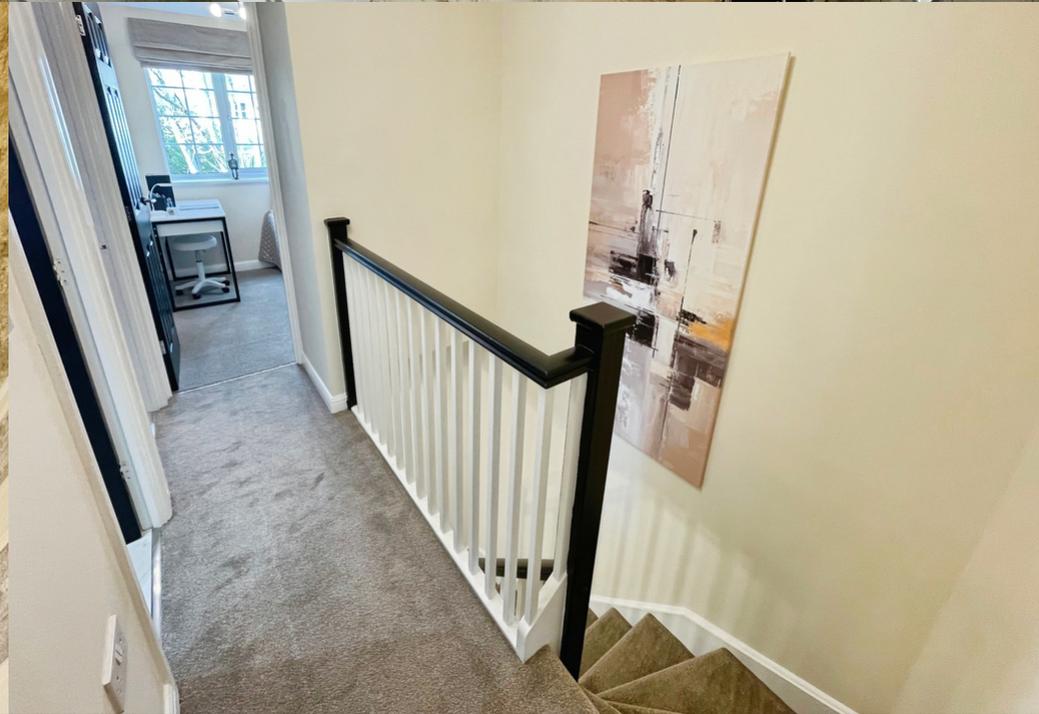
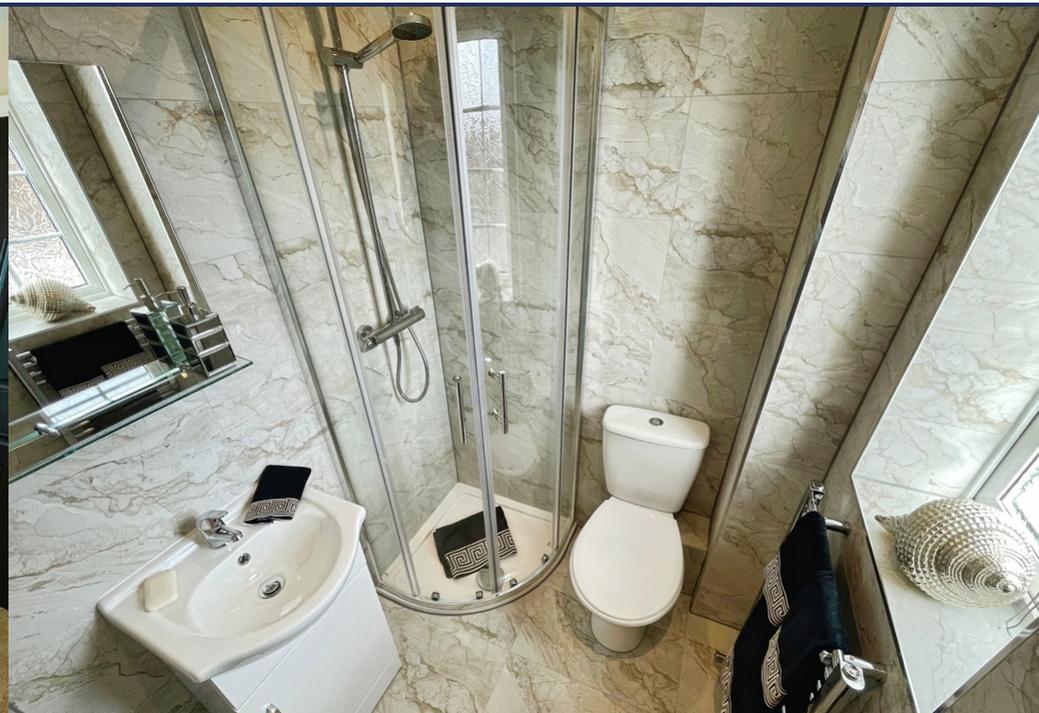
Outside

Nice sized enclosed rear garden mainly laid to lawn with raised border, mature trees and a pathway leading to the side access gate. Outside tap.

To the front of the property there is a pathway leading to the front door with overhead canopy. Area laid to decorative stone with raised beds and palm tree. Off road parking for one vehicle and garage.

Garage

Traditional up and over door.



Awaiting Floorplan

