

FOR
SALE



PROPERTY SUMMARY

Introducing this four bedroom detached family home situated on the popular development of Broadlands which is well served with shops, takeaways, cafe, wine bars and public house/ restaurants and Primary School. Good road access to Bridgend town centre and Porthcawl coastal area. The property benefits from two reception rooms, downstairs WC, open plan kitchen/ diner, four bedrooms with en-suite to master, family bathroom, rear garden, off road parking and garage. The property requires modernisation throughout and is sold with no onward chain.

POINTS OF INTEREST

- Persimmon built four bedroom detached house
- Two reception rooms plus kitchen/diner
- En-suite to bedroom 1/ Downstairs WC/ Single Garage
- Access off a shared driveway
- Overlooking a tree lined footpath and open space
- Requires modernisation throughout
- Sold with no onward chain



ROOM DESCRIPTIONS

Entrance Hallway

Emulsioned walls, skirting and fitted carpet. Stairs to the first floor with storage below. Door into reception room 2.

Reception Room 2

3.00m x 3.00m (9' 10" x 9' 10") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

Reception Room 1

6.15m x 3.30m (20' 2" x 10' 10") Dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed French doors leading out to the rear. Finished with emulsioned walls, skirting and fitted carpet.

Downstairs WC

PVCu frosted glazed window overlooking the rear of the property, emulsioned walls and vinyl flooring. Two piece suite in white comprising WC and wall mounted wash hand basin.

Open plan kitchen/diner

4.00m x 5.00m (13' 1" x 16' 5") Overlooking the rear garden via PVCu double glazed window, emulsioned walls, skirting, part frosted glazed timber door leading out to the rear garden. and vinyl flooring The kitchen is finished with a range of low level and wall mounted kitchen units with a complementary roll top work surface. Inset one and a half basin sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob, aluminium splash back and overhead extractor hood. Plumbing for automatic washing machine and dishwasher. Space for high level fridge/freezer. Wall mounted gas fired boiler. Ample space for dining table and chairs. Fitted storage cupboard.

First floor landing

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage and fitted storage cupboard housing hot water tank.

Bedroom 1

4.00m x 3.30m (13' 1" x 10' 10") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Door through into en-suite.

En-suite Shower Room

PVCu frosted glazed window, emulsioned walls and a vinyl flooring. Three piece suite comprising WC, sunken wash hand basin with vanity shelf and shower cubicle with fully glazed door housing a plumbed shower with ceramic tiles to the splash back.

Bedroom 2

3.05m x 3.35m (10' 0" x 11' 0") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, double fitted wardrobe, skirting and fitted carpet.

Bedroom 3

2.70m x 3.00m (8' 10" x 9' 10") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

Bedroom 4

2.00m x 3.50m (6' 7" x 11' 6") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

Family Bathroom

Frosted glazed PVCu window overlooking the rear, emulsioned walls, radiator, skirting and vinyl flooring. Three piece suite in white comprising WC, wash hand basin and bath.

Outside

Enclosed rear garden laid to decking and lawn with side gated access to the driveway suitable for off road parking for two cars.

Detached Single Garage

Up and over door.



Awaiting EPC &
Floorplan