

4-6 Dunraven Place, Bridgend. CF31 1JD

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13 Blaen Y Cwm
Broadlands
Bridgend
CF31 5AG

269,995



- *NO ONGOING CHAIN*
- Spacious 3 Bedroom Detached Property
- Set on Generous Size Plot
- Conservatory
- Driveway Parking
- Garage



Ref: PRA11878

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious three bedroomed detached property with garage & conservatory set on a generous size plot located on this popular Development on the Broadlands Estate. The property benefits from a generous size garden to the front, ample driveway parking leading up to the garage, generous size rear and Conservatory. The property has uPVC double glazing and gas central heating. All carpets, blinds, curtains, and light fittings are to remain. The property is within proximity of Bridgend Town Centre with a range of facilities and amenities including the Mainline Train Station, M4 junction 36 & Mc Arthur Glen designer outlet. Broadlands also boasts a shopping precinct and Junior School within proximity.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Lounge; Spacious Open-Plan Kitchen/Diner; Conservatory. FIRST FLOOR: - Landing; Master Bedroom with En-suite and two further bedrooms; Family Bathroom. OUTSIDE: - Generous size front and rear gardens with a driveway leading up to the garage.

Accommodation

Ground Floor

Entrance

via an aluminium coated front door with an obscured glazed Georgian glass window to the top leading into: -



Hallway

Fitted carpet, access to the first floor, one radiator, coved and artex ceiling, white panel door to the right leading into: -



Downstairs Cloakroom

Two-piece suite in cream with chrome fittings, splashback tiling behind the sink unit, fitted carpet, one radiator, artex ceiling, uPVC obscure glazed window to the front.



Lounge (16' 11" x 13' 5") or (5.16m x 4.09m)

uPVC Georgian window to the front, fitted carpet, one double radiator, one single radiator, coved and artex ceiling.



Spacious Open-Plan Kitchen/Diner (9' 5" x 16' 7") or (2.86m x 5.06m)

Range of base and wall units in sage green, complimentary worktop, splashback tiling, five chrome gas hob, double electric oven, space for fridge and freezer, plumbed for automatic washing machine and dishwasher, cream sink unit, chrome cooker hood, coved and artex ceiling, chrome and glass spotlighting, uPVC Georgian window to the rear, feature French Georgian glass doors leading out into the conservatory.

Dining Area

One double radiator, white panel door leading into an understairs storage cupboard with ample storage, attractive laminate flooring throughout the kitchen and dining area, French glass doors leading into the conservatory.



Conservatory (12' 8" x 10' 11") or (3.85m x 3.34m)

Attractive laminate flooring, wall mounted heater, uPVC French doors to the side, wall lighting.

First Floor



Landing

Oak spindle staircase, uPVC window to the side, fitted carpet, white panel door leading into a storage cupboard with ample storage housing the combination boiler, another panel door leading into another storage cupboard with ample storage, artex ceiling, loft access.



Master Bedroom with En-suite (12' 4" x 10' 7") or (3.76m x 3.22m)

uPVC Georgian window to the front, fitted carpet, one radiator, artex ceiling, double fitted wardrobes with white panel doors.



En-Suite

Three-piece suite in white, high gloss panelling inside the shower cubicle with electric shower, low level WC and sink unit with chrome fittings, half tiled walls around the sink and WC, fitted carpet, one radiator, artex ceiling, extractor fan, uPVC obscure glazed window to the side.



Bedroom Two (10' 3" x 10' 10") or (3.12m x 3.29m)

uPVC Georgian window to the rear, fitted carpet, one radiator, artex ceiling, white panel door leading into a fitted wardrobe with hanging space.



Bedroom Three (10' 10" x 6' 11") or (3.29m x 2.12m)

uPVC window to the front, fitted carpet, one radiator and artex ceiling.



Family Bathroom

Three piece suite in white with chrome fittings, fully tiled around the bath area, half tiled walls around the sink and WC, fitted carpet, one radiator, artex ceiling, uPVC obscure glazed window to the rear, extractor fan.

Outside

Front

Generous size garden laid to lawn with mature plants and shrubs, driveway leading up to garage with up and over door.



Rear

Patio area, garden laid to lawn with mature plants and shrubs, access into the rear of the garage which has power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.