

19 Wild Field
Broadlands
Bridgend
CF31 5FF

£274,995



- Three Bedroom Detached Property
- Large Single Garage
- Conservatory
- En- Suite Shower Room
- Generous Driveway
- uPVC Double Glazing & Gas Central Heating
- Large Single Garage
- Walking Distance of Maes Yr Haul Primary School

Ref: PRA11807

Viewing Instructions: Strictly By Appointment Only



General Description

Gareth L Edwards Ltd is pleased to offer this three-bedroom detached property located on this popular residential development on the West side of Bridgend. Broadlands itself has facilities and amenities including Maes Y Haul Junior School, Busy Bees Nursery, there are also a range of facilities in the district shopping centre including a Pharmacy and Tesco Local.

The property is offered for sale with uPVC double glazed windows, gas fired central heating, newly fitted carpets upstairs and tiled floors. The property has a conservatory at the rear, newly fitted en-suite to the master bedroom. There is a generous driveway leading up to a good size single garage. Broadlands offers good access to the A48 and junctions 35, and 37 of the M4 motorway. It is a well-established location, and the front of the property is looking out onto established greenery and foot path. The property also has good access to Bridgend Town Centre with all its facilities and amenities including the main line railway station and local Bridgend Retail Parks etc.

The property comprises of: - GROUND FLOOR: - Entrance Hall; Downstairs Cloakroom; Lounge; Kitchen/Dining Room; Utility Room; Conservatory. FIRST FLOOR: - Landing, Master Bedroom with en-suite, two further bedrooms and Family Bathroom. OUTSIDE: - Front and rear gardens, driveway and garage.

Accommodation

Ground Floor

Entrance Hall

With tiled floor, artexed ceiling, single radiator and a door leading into: -



Downstairs Cloakroom

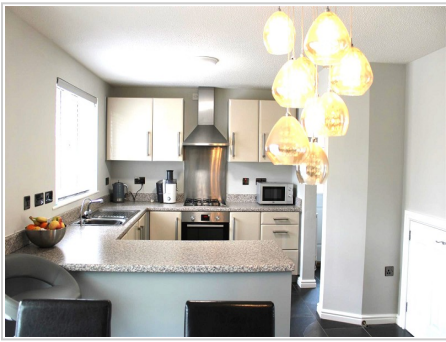
With a white suite comprising of a low-level WC and a corner wall mounted wash hand basin with tiled splashback, radiator, tiled floor, stippled ceiling and a Upvc double glazed obscured window to the side.



Lounge (13' 3" x 13' 0") or (4.03m x 3.96m)

Comprising of a Upvc double glazed bay window to the front, marble feature fireplace with inset, chrome and pebble finish electric fire, radiator, fitted carpet and stippled ceiling.

Kitchen/Dining Room (18' 6" x 10' 8") or (5.64m x 3.25m)



Kitchen

In the kitchen section there is under stairs storage and a range of fitted units in a cream and chrome theme which include a one and half single bowl stainless steel sink unit set in worksurface areas with splashback plinths, range of floor cupboards which incorporate a three draw unit and under cupboards with an integrated fridge/freezer, four ring gas hob with electric under oven with a stainless steel splashback and cooker hood above with wall cupboards either side, tiled floor, Uprvc double glazed window to the rear and archway leading into the;



Dining Area

In the dining section there is a stippled ceiling, tiled floor, two radiators, Uprvc double glazed patio doors to the conservatory.



Utility Room (5' 3" x 5' 3") or (1.61m x 1.59m)

The utility room comprises of matching units as the kitchen and worksurfaces, splashback plinths, single wall cupboard and double floor cupboards, space and plumbed for washing machine, wall mounted gas boiler, tiled floor, radiator and part panel and part glazed composite door to the side leading out to the driveway.



Conservatory (9' 4" x 9' 7") or (2.84m x 2.93m)

Uprvc double glazed panels and windows, patio doors out to the garden, tiled floor, power and lighting.

First Floor



Landing

Loft access, door leading into an airing cupboard housing the hot water tank, stippled ceiling, smoke alarm, Uprvc double glazed window to the side, balustrade to the stairs and radiator.



Master Bedroom (12' 11" x 10' 11") or (3.94m x 3.34m)

Upvc double glazed window to the front, stippled ceiling, newly fitted carpet, radiator, door leading into: -



En-Suite (6' 2" x 4' 8") or (1.89m x 1.42m)

The en-suite is a newly fitted shower room that comprises of a corner shower cubicle with glass screens, vanity wash hand basin, low level WC, tiled floor, tiled walls, radiator, Upvc double glazed obscured window to the side, stippled ceiling with extractor fan and shaving point.



Bedroom 2 (9' 9" x 7' 10") or (2.97m x 2.39m)

Upvc double glazed window to the rear, stippled ceiling, newly fitted carpet and radiator.



Bedroom 3 (7' 10" x 8' 0") or (2.38m x 2.43m)

Upvc double glazed window to the rear, stippled ceiling, newly fitted carpet and radiator.



Family Bathroom (6' 2" x 6' 5") or (1.89m x 1.95m)

Comprising of a white three piece suite including a panelled bath, pedestal wash hand basin, low level WC, tiled walls, tiled floor, mixer shower tap fitment over the bath, radiator, stippled ceiling with extractor fan, shaving point and Upvc double glazed obscured window to the side.

Front

To the front garden we have chippings, path and steps leading to front door with a storm canopy.



Side

To the side there are established shrubs and the opposite side a generous tarmac driveway for two to three vehicles leading into: -

Garage (17' 11" x 6' 10") or (5.45m x 2.08m)

There is a generous size garage with a up and over door, electric light and power, pitched roof with eaves storage, door leading out to the rear garden.



Rear

Pedestrian gate leading around to the rear garden with a Southerly aspect and is all low maintenance, paved and enclosed by brick walls and wood panel fencing, garden shed and outside tap.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.