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1 Fferm Y Cwrt, Broadlands  
Bridgend, CF31 5EG

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**£275,000** Freehold

**3 Bedrooms : 2 Bathrooms : 1 Reception Room**

Watts and Morgan are pleased to present to the market a brand-new build located in the popular development of Broadlands. This spacious three bedroom detached property comprises; entrance hall, kitchen, utility, WC and lounge/dining room. First floor landing, master bedroom with en-suite shower room, further double bedroom, a comfortable single bedroom and family bathroom. Externally enjoying a tarmac driveway with space for 3 vehicles and a rear south westerly facing garden. Offering no on-going chain.

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- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.8 miles
- M4 (J36) 3.9 miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite door into the entrance hall offering a staircase to the first floor landing.

The lounge/dining room is a generous sized reception room offering a sizeable understairs storage cupboard, a uPVC window to the front elevation and uPVC patio doors provide access to the rear garden.

The kitchen has been fitted with a range of cream shaker style wall and base units with complimentary work surfaces. Integral appliances to remain include; 'Lamona' double oven and grill, 4-ring gas hob and extractor fan over. Further features include integral fridge freezer and dishwasher, a one and a half stainless steel sink unit and a uPVC window to the front elevation.

The utility room offers co-ordinating base units with an additional stainless steel sink unit, a uPVC window to the rear elevation and a partly glazed composite door leads to the rear garden. Space has been provided for white goods and houses the wall mounted combi boiler.

A 2-piece WC serves the ground floor.

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### FIRST FLOOR

The first floor landing offers a loft hatch giving access to loft space and a uPVC window to the rear elevation.

Bedroom one is a spacious double bedroom offering a uPVC window to the rear elevation and space for storage. Leading into a 3-piece en-suite shower room comprising; corner shower cubicle with tiled splashback, wash-hand basin and WC. Further features include an obscured uPVC window to the front elevation and a heated towel rail.

Bedroom two is a further good sized double bedroom offering a uPVC window to the front elevation and space for furniture.

Bedroom three is a comfortable single bedroom offering a uPVC window to the rear elevation.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over and tiled splashback, wash-hand basin and WC. Further features include obscured uPVC window to the front elevation and a heated towel rail.

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## GARDENS AND GROUNDS

No.1 is accessed off the road onto a tarmac driveway with space for 3 vehicles. To the rear of the property lies a south-east facing garden enclosed by feather edged fencing with two courtesy gates leading to the front elevation.

## SERVICES, TENURE AND WARRANTY

All mains services connected. Freehold. Premium warranty.



Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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