



6 Vale Park, Broadlands
Bridgend, CF31 5EA





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£325,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious four bedroom detached property located in the popular development of Broadlands. Within walking distance to Newbridge playing fields, reputable schools and local amenities. Accommodation comprises; entrance hall, kitchen/breakfast room, lounge, dining room, conservatory, WC and an integral garage currently utilised as a utility room. First floor landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally enjoying a sizeable private driveway and a rear well maintained garden offering a summer house, garden shed and a greenhouse. EPC Rating 'D.'

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 23.2 miles
- M4 (J36) 4.2 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed door into the entrance hall offering tiled flooring, a carpeted staircase to the first floor landing and a ground floor WC/cloakroom.

The kitchen/breakfast room has been fitted with a range of wall and base units with co-ordinating work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over. Space and plumbing has been provided for a washing machine and a dishwasher. Further features include a one and a half stainless steel sink unit, a uPVC window to the rear elevation, vinyl flooring and a sizeable larder cupboard. The breakfast area offers ample space for freestanding furniture and uPVC French doors provide access onto the rear garden.

The lounge is a spacious reception room offering carpeted flooring, a uPVC windows to the front elevation and an electric fire.

Folding doors provide access into the dining room enjoying carpeted flooring and ample space for freestanding furniture.

The light and airy conservatory is constructed of uPVC and benefits from a self-cleaning glass roof, tiled flooring, power supply and French doors open onto the rear garden.

FIRST FLOOR

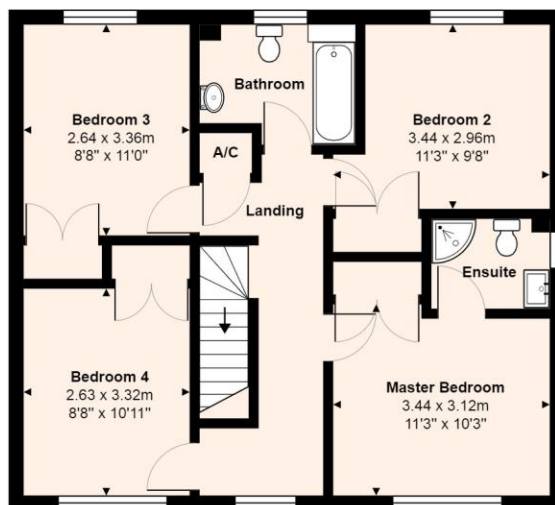
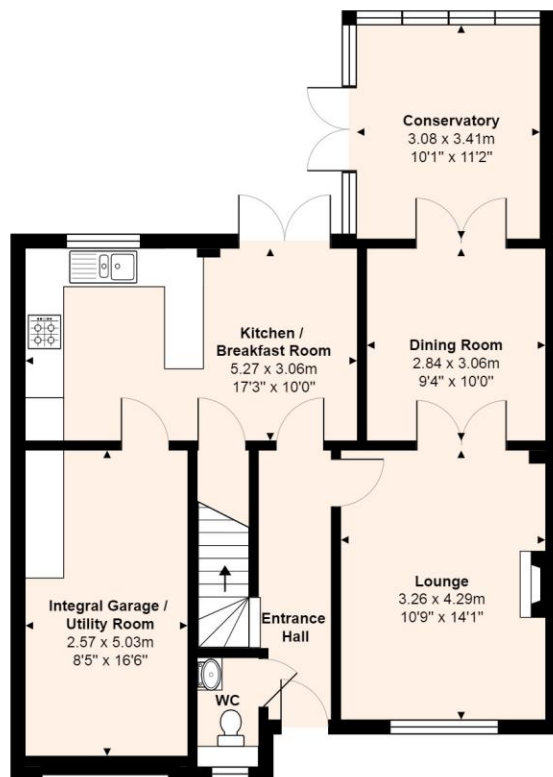
The first floor landing offers carpeted flooring, a uPVC window to the front elevation, an airing cupboard and a loft hatch giving access to the loft space.

The master bedroom is a spacious double bedroom offering carpeted flooring, double fitted wardrobe space, a uPVC window to the front elevation. Leading into a 3-piece en-suite shower room. Bedrooms two and three are located to the rear of the property offering carpeted flooring, double fitted wardrobe space and a uPVC window.

Bedroom four which is currently utilised as a home study with fitted furniture is a further double bedroom offering carpeted flooring, double fitted wardrobe space and a uPVC window to the front elevation.

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





Ground Floor

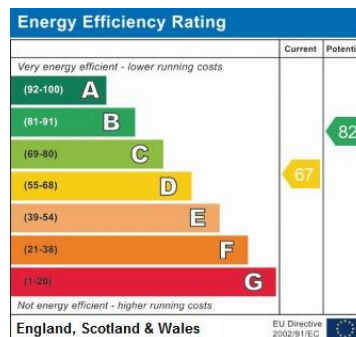
1st Floor

6 Vale Park

Total Area: 135.5 m² ... 1458 ft²

All measurements are approximate and for display purposes only

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.



GARDENS AND GROUNDS

No.6 is approached via a cul-de-sac onto a private driveway with space for several vehicles leading into an integral garage. Double wooden double gates provide access to private parking. To the rear of the property lies a beautifully maintained garden with a variety of mature shrubs and plants and a raised patio area ideal for garden furniture. Steps lead up to a summer house offering power supply and space for furniture. The garden further features a greenhouse and a garden shed/works hop.

SERVICES AND TENURE

All mains services connected. Freehold.





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