



18 Dol Nant Dderwen, Broadlands  
Bridgend, CF31 5AA





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£250,000 Freehold

**3 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to offer to market this three-bedroom detached family home located on the sought-after Broadlands Development. Conveniently situated close to local amenities, transport links and within walking distance to Bryntirion Comprehensive School. Accommodation comprises; entrance hall, lounge, kitchen/dining room, versatile reception room/playroom & WC. First floor landing, master bedroom with en-suite shower room, a further double bedroom, a single bedroom and family bathroom. Externally enjoying a private driveway and a rear enclosed lawned garden. EPC Rating 'C.'

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 3.8 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering laminate flooring, a carpeted staircase to the first floor landing and a 2-piece WC serves the ground floor.

The lounge is a spacious reception room and offers laminate flooring, a uPVC window to the front elevation and an electric fire.

The kitchen/dining room has been fitted with a range of wall and base units with vinyl work surfaces. Appliances to remain include; freestanding oven and grill with extractor fan over. Further features include laminate flooring, a stainless-steel sink unit and a uPVC window to the rear elevation. Space has been provided for white goods and for a freestanding fridge/freezer. The dining area enjoys an understairs storage cupboard and uPVC French doors provide access to the rear garden.

An additional versatile reception room is offered off the kitchen, currently utilised as a playroom and offers carpeted flooring, a loft hatch giving access to loft space, a uPVC window to the front elevation and a courtesy door providing access to the rear garden.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the side elevation and two cupboards for storage, one housing the combi boiler.

The master bedroom is a sizeable double bedroom offering carpeted flooring, double fitted wardrobes and a uPVC window to the front elevation. Leading into a 3-piece en-suite shower room. Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and ample space for freestanding furniture.

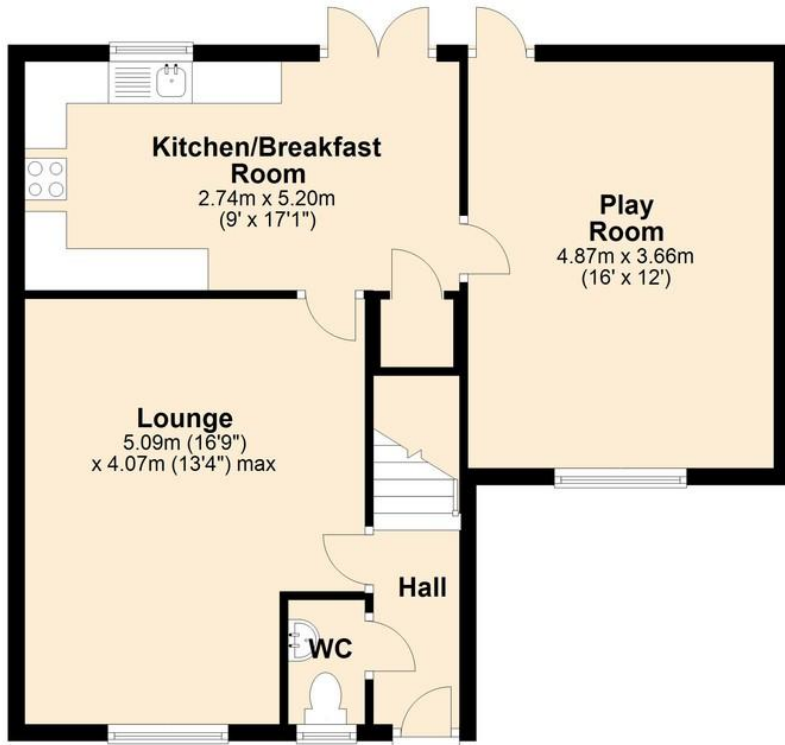
Bedroom three is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

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

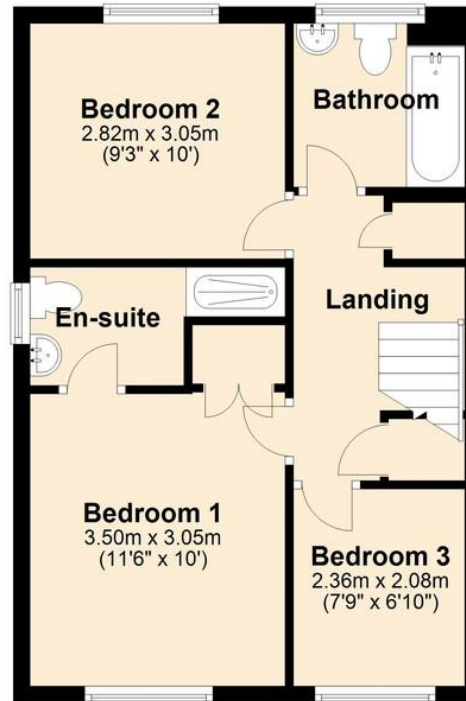
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## Ground Floor



## First Floor



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

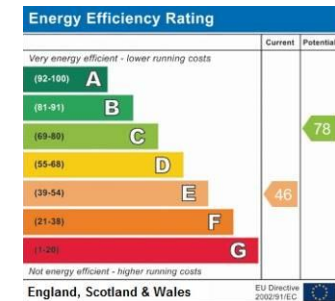
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

## GARDENS AND GROUNDS

No.18 is accessed via a cul-de-sac onto a private driveway. To the rear of the property lies a lawned garden enclosed by feather edged fencing and a courtesy gate provides access to the front garden. A public footpath within the cul-de-sac gains access to Bryntirion Hill.

## SERVICES AND TENURE

All mains services connected. Freehold.



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