



1 Vale Park, Broadlands
Bridgend, CF31 5EA





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£379,950 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this substantial five 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, lounge/dining room, kitchen/diner, sitting room, utility room & WC. First floor landing, master bedroom with en-suite bathroom, two further double bedrooms with en-suite shower room, two single bedrooms and a family bathroom. Externally enjoying a private driveway leading into an integral garage and rear enclosed garden. EPC Rating 'D.'

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 22.2 miles
- M4 (J36) 4.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed timber door into the entrance hallway offering tiled flooring and a carpeted staircase to first floor landing. A two piece-suite serves the ground floor.

The lounge is a spacious reception room offering tiled flooring, an electric fire set on a stone hearth and surround, a uPVC window to the front elevation and a large opening leading into the dining room. The dining room offers tiled flooring and a uPVC sliding door provides access to the rear elevation.

The open plan kitchen/diner has been fitted with a range of 'Shaker-Style' wall and base units with marble work surfaces. Space has been provided for free standing oven and grill and extractor fan over. Further features include, a one and a half sunken in stainless steel sink unit, an integrated dishwasher, uPVC windows to the rear elevation, tiled flooring and an under-stairs storage cupboard. Space has been provided for a free standing fridge freezer. The dining area offers ample space for free standing furniture and uPVC French doors open to the rear.

The sitting room/versatile reception room is a light and airy reception room offering continuation of tiled flooring and a uPVC window to the front elevation.

The utility room offers wall and base units with a stainless-steel sink unit, a uPVC window to the rear elevation and offers space and plumbing for white goods. A courtesy door provides access into the single garage.

FIRST FLOOR

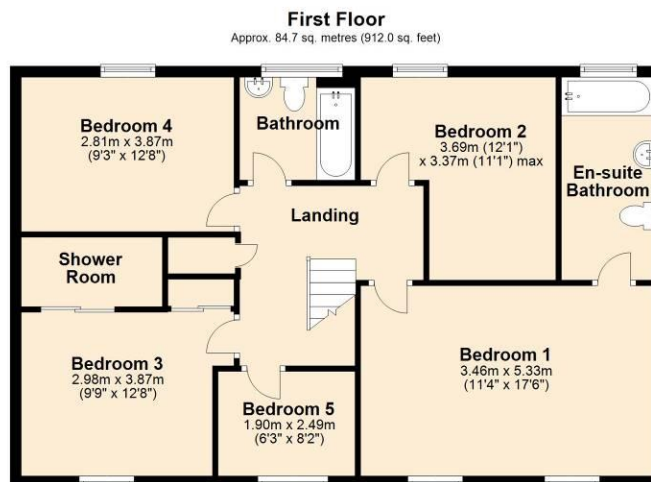
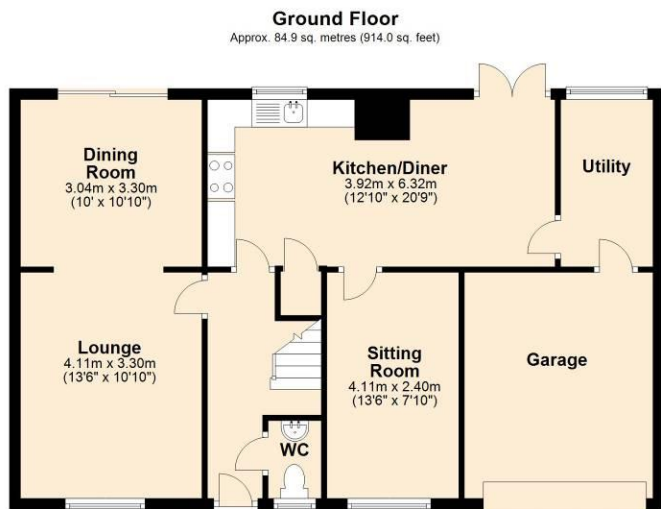
The first floor landing offers carpeted flooring, two loft hatches giving access to the loft space and a cupboard housing the hot water cylinder. Bedroom one is a sizeable double bedroom offering carpeted flooring, two uPVC windows to the front elevation and ample space for free standing furniture.

Leading into a 3-piece en-suite bathroom comprising; jacuzzi bath, wash hand basin set within a vanity unit and WC. Further features include tiled flooring, partly tiled walls and an obscured uPVC window to the rear elevation.

Bedroom two is a good-sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and a sliding fitted wardrobe. Leading into a 3-piece en-suite shower room.

Bedroom three is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for free standing furniture.

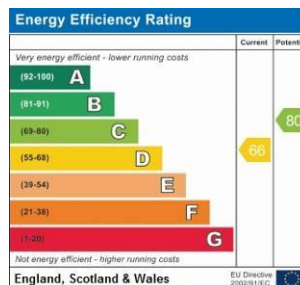




Total area: approx. 169.6 sq. metres (1826.0 sq. feet)

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.



Bedroom four is a good sized bedroom offering carpeted flooring, a uPVC window to the rear elevation and fitted wardrobe space. Bedroom five is a single bedroom offering carpeted flooring with 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 partly tiled walls, tiled flooring and an obscured uPVC window to the rear elevation.

GARDENS & GROUNDS

No. 1 is accessed off the road onto a shared access driveway leading onto a private driveway with space for three vehicles. The integral garage offers full power supply and a manual up and over door. To the rear of the property lies a sizeable, enclosed garden with patio area ideal for garden furniture. Further enjoying stone chippings sections and a garden shed and a courtesy wooden gate provides access to the front elevation.

SERVICES AND TENURE

All mains services connected. Freehold.





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