



44 Trem-Y-Dyffryn, Broadlands
Bridgend, CF31 5AP



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£158,000 Freehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts and Morgan are pleased to present to the market this two-bedroom end link property located within the popular development of Broadlands. Within walking distance to Newbridge Fields, reputable schools and Bridgend Town Centre. The accommodation comprises; entrance hallway, lounge & kitchen/bathroom. First floor landing, master with en-suite shower room, further bedroom and a family bathroom. Externally enjoying a rear decked garden enclosed by feather edged fencing. Further offering a courtesy wooden gate to the rear leading to the allocated parking. Offering no-ongoing chain. EPC rating D.

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 25.1 miles
- M4 (J36) 4.3 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed timber framed door into the entrance hallway offering laminate flooring and a carpeted staircase to the first-floor landing.

The lounge is a good-sized reception room offering continuation of laminate flooring and timber framed windows to the front elevation.

The kitchen/diner has been fitted with a range of wall and base units with laminate work surfaces. Appliances to remain include; oven and grill with 4-ring gas hob. Further features include laminate flooring, a sink unit, an under stairs storage cupboard, a timber framed window to the rear elevation and sliding uPVC doors provides access to the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring, a cupboard housing the hot water cylinder and a timber framed window. Bedroom one is a spacious double bedroom offering laminate flooring, a timber framed window to the front elevation and a double fitted wardrobe. Leading into 3-piece shower room ensuite comprising; corner shower cubicle, wash hand basin and WC.

Bedroom two is further double bedroom offering laminate flooring and a timber framed window to the rear elevation. The bathroom has been fitted with a 3-piece suit comprising; panelled bath, wash hand basing and WC. Further features include; carpeted flooring, partly tiled walls and an obscured timber framed window.

GARDENS AND GROUNDS

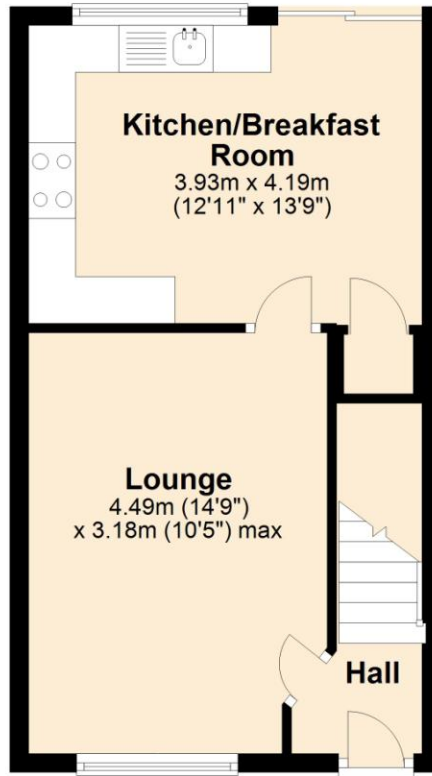
No. 44 is accessed off the road and offers allocated parking to the rear and a decked garden enclosed by feather-edged fencing. A courtesy wooden gate provides access to the rear parking.

SERVICES AND TENURE

All mains connected. Freehold.

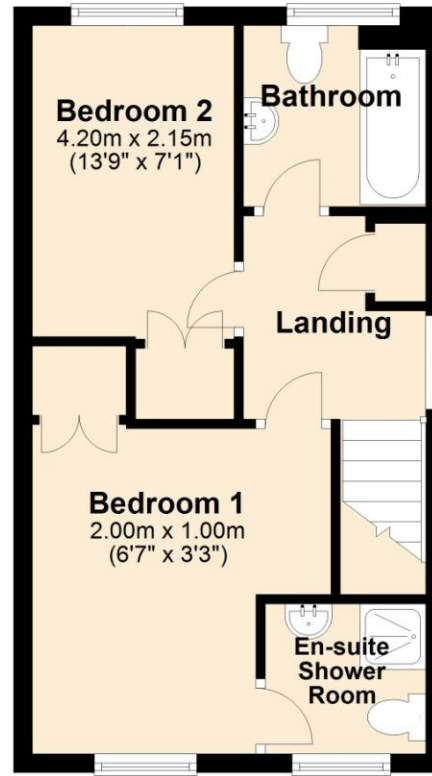
Ground Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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