



8 Ffordd Y Groes, Broadlands,  
Bridgend, CF31 5EQ







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**£349,950** Freehold

**4 Bedrooms : 3 Bathrooms : 4 Reception Rooms**

Watts & Morgan are pleased to offer to the market this executive style four bedroom detached property located in the popular residential Broadlands development in Bridgend. Within walking distance to reputable schools, shops, public houses and close proximity to Porthcawl coastal town and J36 of the M4. Accommodation comprises; entrance hallway with WC, bay-fronted lounge, separate dining room with French doors, sleek kitchen/breakfast room, home office and versatile TV room. First floor landing, bedroom one with bay window and en-suite shower room, bedrooms two and three with shared en-suite, bedroom four and a 3-piece family bathroom. Externally enjoying off-road private driveway parking for two large vehicles leading to garage/store and a fully landscaped rear garden. Offering no onward chain. EPC Rating; 'C'.

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- Bridgend Town Centre 1.8 miles
  - Cardiff City Centre 22.3 miles
  - M4 (J36) 3.9 miles
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## Summary of Accommodation

### GROUND FLOOR

Entrance via a composite door into the welcoming hallway with carpeted staircase to first floor landing, wood-effect laminate flooring and leads into a 2-piece cloakroom/WC.

The lounge is a delightful sized bay-fronted reception room offering carpeted flooring, neutral decoration and a wall mounted electric fire. Double doors open through into the dining room.

The dining room provides ample space for dining furniture with continuation of carpeted flooring and a door leads into the kitchen. French double doors lead out onto the rear patio area.

The kitchen has been fitted with a range of high gloss handle-less wall and base units with complementary 'thermoblock' work surfaces with co-ordinating island offering a breakfast bar with space for high stools. A range of appliances to remain include; freestanding 'Rangemaster' cooker with 5-ring gas hob, fan oven with grill and a conventional oven with stainless steel extractor hood above; integral washing machine and two wine racks. Further benefitting from; a high gloss modern splash back, stainless steel sink unit, uPVC window to rear, ceramic tiled flooring and a uPVC door leads out onto the rear garden.

The ground floor further provides a home office which provides a window to the side aspect, carpeted flooring and space for office furniture.

An additional reception room (part of the converted garage) is currently utilised as a cinema room, offering versatility with wood laminate flooring

### FIRST FLOOR

The first floor landing provides an airing cupboard which houses the 'Worcester' gas combi boiler and two loft hatches; one with pull-down ladder leading to a boarded loft space with light.

Bedroom One is a superb size double room with a bay window to the front aspect, carpeted flooring and a range of built-in wardrobes leading into a 3-piece en-suite shower room with large storage cupboard.

Bedroom Two is presented to the front of the property and is another double room, neutrally decorated with space for freestanding bedroom furniture.

Leading into a shared 3-piece en-suite shower room fitted with a corner shower enclosure, wash hand basin set within a vanity unit and WC. A courtesy door leads into bedroom three.

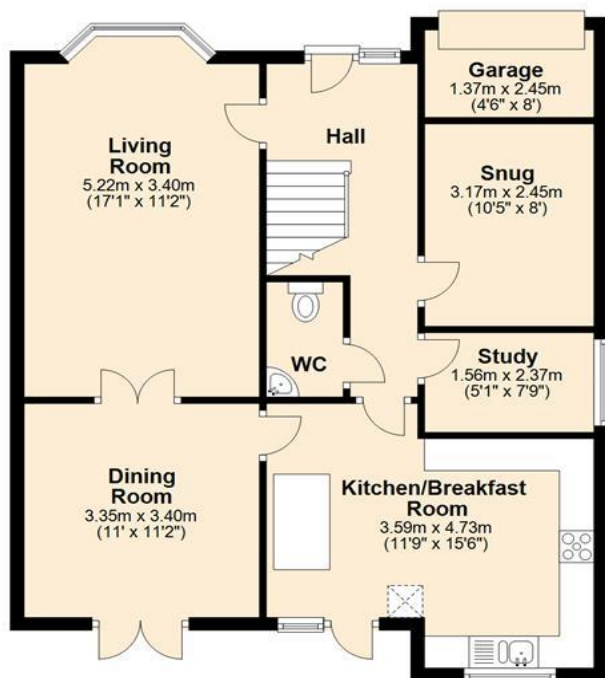
Bedroom three is a comfortable single room, offering distant views to the rear over to Ewenny with carpeted flooring and leads into the shared en-suite.

Bedroom Four is currently utilised as a dressing room with freestanding wardrobes to remain but can occupy a double bed, with uPVC window to rear aspect.

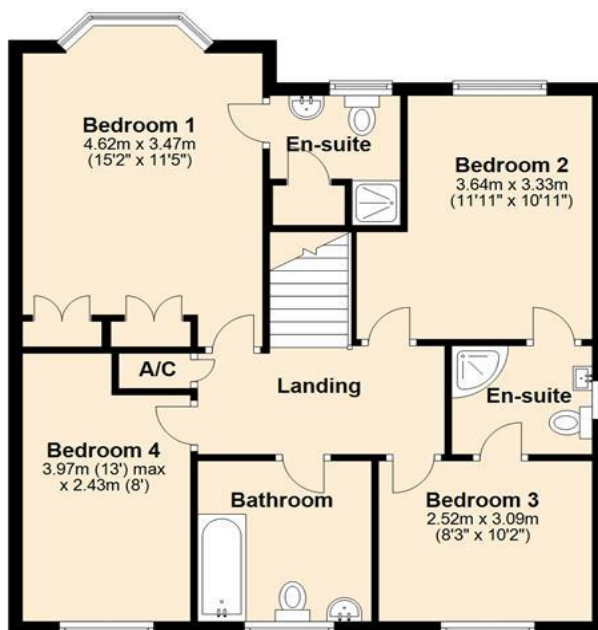
The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath, wash hand basin and WC, presenting partly tiled walls, opaque uPVC window to rear and vinyl flooring.



Approx. 74.1 sq. metres (797.3 sq. feet)

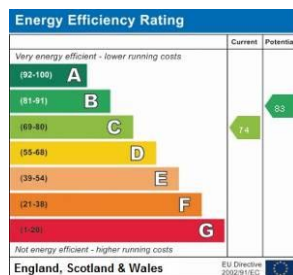


Approx. 69.1 sq. metres (743.7 sq. feet)



Total area: approx. 143.2 sq. metres (1541.0 sq. feet)

All measurements are approximate, and for display purposes only.  
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.8 is approached off Ffordd Y Groes onto a shared drive way with 4 other houses leading to private off-road parking for two large vehicles. Beyond which lies the garage/store with manual up and over door and full power supply.

The front garden is predominantly laid to lawn with shingle area and mature shrubs with external power socket and uPVC canopy over front door.

To the rear of the property lies an enclosed fully landscaped rear garden set on three tiers. The first tier is laid to patio with timber gate leading to the front of the property enclosed via dwarf timber fencing with gate leading onto an additional patio section - ideal for outdoor furniture to appreciate the south-facing aspect. The final tier is laid to lawn.

## SERVICES AND TENURE

All mains services connected. Freehold. All light fittings and fitted blinds to remain.







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