



Westwood House ,  
Broadlands, Laleston, CF32 0NS









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**£599,950** Freehold

## 5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present an opportunity to acquire this beautifully presented, individually designed 5 bedroom detached family home located in the popular Broadlands development. Within walking distance to reputable schools, shops, restaurants, and local amenities. Accommodation comprises; Entrance hallway, open plan kitchen/living/dining room, conservatory, family room, utility, and downstairs WC. To the first floor; Two double bedrooms with en-suite bathrooms, three further bedrooms and a family bathroom. Externally enjoying a fully landscaped and low maintenance rear garden, separate outbuilding/gym. Private gated residence with driveway parking for four vehicles and a single garage. EPC Rating; 'C'

### Directions

- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 0.0 miles

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## Summary of Accommodation

### GROUND FLOOR

Accessed via a fully glazed uPVC door into a spacious hallway featuring tiled flooring with carpeted staircase leading to the first floor. The hall leads off into the downstairs WC featuring low level WC and pedestal sink.

The Lounge/Family room comprises of tiled flooring, uPVC windows to the front elevation with fitted shutters and double uPVC French doors leading out onto the rear garden patio area with fitted shutters.

The open plan kitchen/breakfast/living room has been fitted with a range of shaker style wall and base units with marble work tops and tiled flooring. Integral appliances to remain include 'Neff' dishwasher, 'Smeg' microwave, 'Smeg' rangemaster oven and grill with 8-ring hob and space for freestanding fridge freezer. The kitchen also provides coordinating breakfast bar with continuation of the marble work tops, and space for high stools. The living space features two double uPVC French doors leading out onto the patio and a freestanding log burner.

Kitchen opens into the conservatory currently used as a dining room with tiled flooring, double uPVC French doors leading out onto the patio area.

The kitchen leads off into the utility room which comprises of wall and base units, laminate work surfaces, ample space for freestanding goods and plumbing for white goods.

Internal access to single garage housing the 'Worcester' combi boiler with manual up and over door.

### FIRST FLOOR

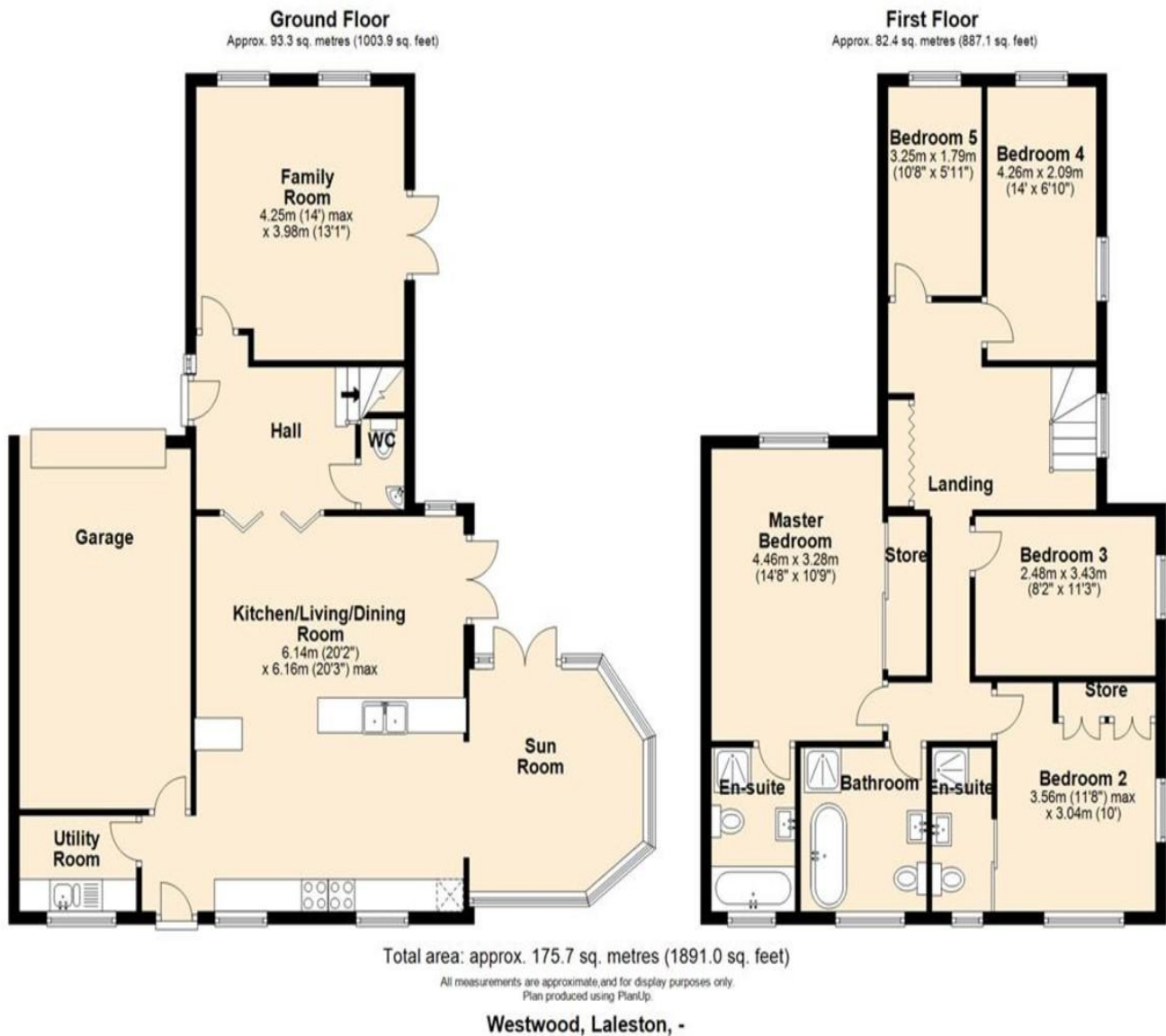
The first-floor landing provides carpeted flooring, uPVC window to the rear elevation overlooking the garden, sliding doors house a large storage cupboard. Bedroom one is a good size double room with carpeted flooring, uPVC window to the front elevation, fitted mirrored wardrobes. En-suite comprises; shower cubicle, panelled dual end bath, low level WC and wash-hand basin within vanity unit. Fully tiled, chrome towel radiator and underfloor heating. Bedroom two is a further double room featuring fitted wardrobes, carpeted flooring, uPVC window to the rear elevation.

En-suite comprises; walk-in shower cubicle, wash-hand basin within vanity unit, low level WC and uPVC window to the side elevation, partially tiled walls, tiled flooring, and chrome towel rail.

Bedroom three is a double room featuring carpeted flooring, uPVC window to the rear elevation. Bedroom four is a generous single room with carpeted flooring and uPVC window to the rear elevation.

Bedroom five is a single room currently being used as a dressing room but could be used for an office. uPVC windows to the rear and front elevations, carpeted flooring. The family bathroom has been fitted with a 4-piece suite comprising low level WC, wash-hand basin fitted within vanity unit, freestanding shower cubicle with overhead shower and a freestanding bath. Further features include fully tiled walls and flooring and an obscured uPVC window to the side elevation. Further benefiting from under floor heating.



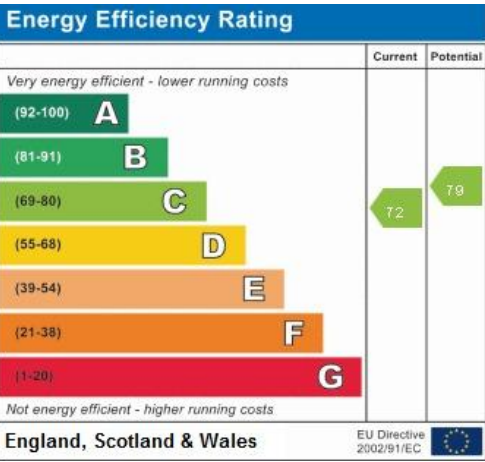


### GARDENS AND GROUNDS

Westwood's House is approached through Broadlands development onto a private road which leads up to enclosed gated residence. The private driveway has space for four vehicles and has access to the single garage. To the rear of the property lies a fully enclosed landscaped garden bordering woodland and offering Astro turf lawn and a large patio area with ample space for dining furniture. Its further benefits from a separate outbuilding/home office which is has been fitted with uPVC French doors and two uPVC windows to the side elevation. This building is a great space to be used for a home gym or office and provides full power supply.

### SERVICES AND TENURE

All mains connected. Freehold



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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