



2 Bryn Derlwyn
Broadlands , Bridgend, CF31 5EN



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£389,950 Freehold

4 Bedrooms: 2 Bathrooms: 3 Reception Rooms

Watts & Morgan are pleased to present to the market this well presented four bedroom detached family home located in the popular Broadlands development in Bridgend. Within walking distance to reputable schools, shops, restaurants and local amenities. Accommodation comprises entrance hallway, lounge, kitchen/dining room, utility, office, conservatory and WC. First floor landing, double bedroom with en-suite shower room, three further bedrooms and 3-piece family bathroom. Externally the property benefits from a large lawned rear garden, private driveway with parking for 2 vehicles and single garage. EPC Rating "D"

Directions

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 4.4 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed composite door into the spacious hallway featuring porcelain flooring, walk-in storage cupboard and carpeted staircase to first floor landing. The ground floor WC has been fitted with a 2-piece suite comprising; WC and glass-effect pedestal sink. Featuring tiled flooring and obscured uPVC window to the front elevation.

The kitchen/dining room has been fitted with a range of wood-effect wall and base units, high gloss complementary work surfaces and coordinating island with further storage space. Integral appliances to remain include double oven, 'Bosch' 4-ring gas hob and extractor fan and dishwasher.

Further benefitting from dual stainless-steel sink, under-cupboard spotlights, porcelain flooring, and uPVC windows to the rear garden.

The utility room features a continuation of wood-effect wall and base units and laminate work surfaces. Plumbing has been provided for appliances and space for a freestanding fridge/freezer. Also benefitting from tiled flooring and partially glazed uPVC leading out to the side of the property.

The living room is a spacious reception room featuring carpeted flooring, central fireplace, uPVC bay window to the front elevation and uPVC window to the side elevation.

The office provides carpeted flooring and uPVC French doors leading to the conservatory with ample space for free standing furniture.

The conservatory features tiled flooring and double French doors leading out to the rear garden.

FIRST FLOOR

The first-floor landing provides carpeted flooring and access to the loft hatch with pull-down ladder and light. Bedroom one is a spacious double bedroom with carpeted flooring and uPVC window overlooking the front of the property. Leads into 3-piece en-suite comprising: WC, wash-hand basin set within vanity unit and separate walk-in shower cubicle. Further features include tiled flooring and obscured uPVC window to the front elevation.

Bedroom two is a further good size double bedroom with carpeted flooring, uPVC window overlooking the rear garden, ample space for freestanding furniture and airing cupboard housing the hot water tank.

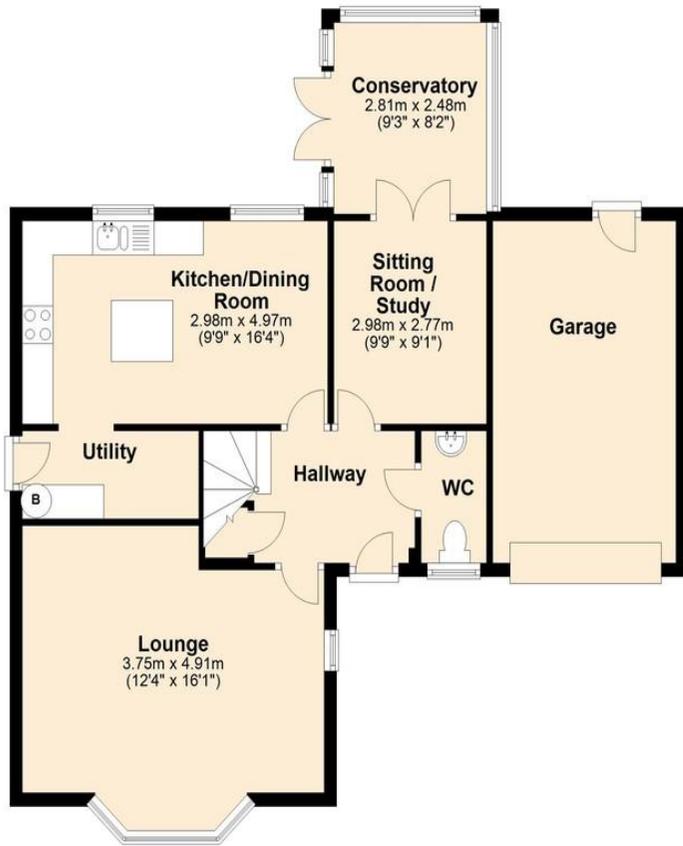
Bedroom three is a single bedroom with carpeted flooring and uPVC window to the rear of the property. Bedroom Four is a further single bedroom with carpeted flooring and uPVC window to the front of the property.

The family bathroom has been fitted with a 3-piece suite comprising pedestal sink, WC, and panelled bath with overhead shower. Further features include karndean flooring, partially tiled walls, and an obscured uPVC window to the front elevation.



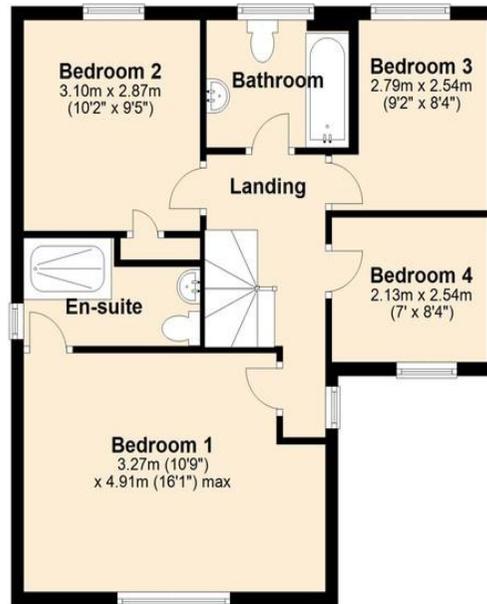
Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 131.4 sq. metres (1413.9 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.

GARDENS AND GROUNDS

No.2 is accessed off Bryn Derlwyn onto a private driveway with space for two vehicles leading to the single garage with manual up and over door and full power. To the rear of the property lies a fully enclosed landscaped garden with large patio area ideal for dining furniture and predominantly laid to lawn. Further featuring a range of mature shrubs and flower borders also benefits from a private outlook.

SERVICES AND TENURE

All mains' services connected. Freehold.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



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