



16 Lowland Close
Broadlands, Bridgend, CF31 5BU





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£489,950

6 Bedrooms: 4 Bathrooms: 2 Reception Rooms

Watts & Morgan are pleased to introduce to the market this executive style 6 bedroom detached family home located in a quiet cul-de-sac in the popular development of Broadlands on a substantially large plot. Within walking distance of Newbridge Fields, shops and local schools and situated just a short drive to multiple beaches. Set within proximity of Junction 36 of the M4. Accommodation comprises; entrance hallway, cloakroom/WC, lounge, dining room and kitchen/breakfast room. First floor landing, Master suite with 4-piece ensuite, double bedroom with ensuite, further bedroom, family bathroom. Second floor landing, 1 double bedroom with an en-suite, double bedroom, single bedroom. Externally enjoying a private driveway with space for 4 vehicles, double garage. To the rear of the property lies a large lawned garden with patio area and balcony. EPC Rating; 'C'

Directions

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 21.5 miles
- M4 (J36) 4.5 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC front door into a spacious hallway featuring tiled flooring with underfloor heating. The doorkroom/WC has been fitted with a 2-piece suite comprising; sink set within vanity unit and WC. Also featuring obscured uPVC window to the side elevation. The lounge is a spacious reception room featuring patio doors leading out onto the rear decked area and windows to the side elevation and a central fire place. The dining room benefits from continuation of wood-effect tiled flooring and windows to the front and side elevation. Ample space for frees standing dining furniture. The kitchen/breakfast room has been comprehensively fitted with a range of shaker style wall and base units and complementary work surfaces. Integral appliances to remain; 6-ring gas hob, double oven with extractor fan and dishwasher. Plumbing has been provided for an appliance. Space has been provided for frees standing American style fridge/freezer. Also featuring partially tiled walls, spotlighting, continuation of work surface with space for high stools, large internal storage cupboard and a fully glazed door leading out onto the rear decked area. The kitchen houses the gas boiler.

FIRST FLOOR

The first-floor landing features carpeted flooring. Bedroom Three is a spacious double bedroom featuring carpeted flooring, windows to the side elevation and ample space for frees standing furniture. Leading into a 3-piece en-suite shower room which has been fitted with a separate walk-in shower cubide, WC, sink and window to the side elevation. Bedroom One is a sizable double bedroom with double windows to the side and front elevation, carpeted flooring, and benefits from 2 fitted internal wardrobes. The en-suite has been fitted with a 4-piece suite comprising, panelled bath, pedestal sink, WC, and double walk-in shower cubide. Also featuring partially tiled walls, vinyl flooring, and an obscured uPVC window to the side elevation. The family bathroom has been fitted with a 3-piece suite comprising, panelled bath with over-head shower, pedestal sink and WC. Also featuring partially tiled walls, vinyl flooring, and an obscured uPVC window to the front elevation. Bedroom Four is accessed off the first-floor landing featuring carpeted flooring and windows to the front and side elevation.





Main area: Approx. 174.9 sq. metres (1883.0 sq. feet)
Plus garages, approx. 29.1 sq. metres (312.7 sq. feet)

All measurements are approximate and for display purposes only
Plan produced using PlanUp

SECOND FLOOR

The second-floor landing features carpeted flooring, houses a large internal storage cupboard and provides access to the loft hatch with pull-down ladder and light. Bedroom Six which is a comfortable single room with carpeted flooring and windows to the side elevation.

Bedroom Two is another sizeable double bedroom with 2 windows to the front and side elevation, and internal fitted wardrobes. Also features a 3-piece en-suite bathroom comprising, WC, pedestal sink and separate walk-in shower cubicle with partially tiled walls, vinyl flooring, and an obscured uPVC window to the side elevation.

Bedroom four is a generous sized double bedroom with carpeted flooring, triple windows to the side elevation and windows to the front elevation.

GARDENS AND GROUNDS

No.16 is accessed into the private cul-de-sac of Lowland Close and leads to a private double driveway with parking for 4 vehicles and double garage with electric door and full power supply. Also provides side access to the rear garden. To the rear of the properties lies a substantially large private fully enclosed garden surrounded by a range of tall woodland. The rear garden benefits from one of the largest plots on the development and is predominantly laid to lawn, a recently laid patio area ideal for outdoor furniture and a raised decked balcony area looking over the rear garden. The rear also benefits from a private woodland area included on the plot.

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		
(69-80)	C	71	80
(55-68)	D		
(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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