



32 Maes Y Piod

Broadlands, Bridgend County Borough,
CF31 5FJ

£152,950 - Freehold

- A Beautifully Maintained End Of Terrace Property Located In A Private Position
- Conveniently Situated For All Local Amenities, Road & Rail Links
- Entrance Hall, Lounge/Diner, Kitchen, W/C
- Master Bedroom With En-Suite Shower Room, Two Further Bedrooms & A Family Bathroom
- Two Allocated Parking Spaces, Rear South Facing Landscaped Garden.
- EPC Rating; 'B'

Bridgend Town Centre – 2.5 miles

M4 (J36) – 5.5 miles

Cardiff City Centre – 23.5 miles

Swansea City Centre – 20.0 miles

(All distances are approximate)



The Property

The property is entered through a composite door into a generously sized entrance hall with half turn staircase leading to the First Floor Landing. The Hall has been fitted with ceramic floor tiles and leads off into the WC. The ground floor cloakroom showcases a two-piece white suite comprising of a low level dual flush WC and pedestal sink with tiled splashback. Other features include; a UPVC obscured glazed window to the front elevation, continued ceramic floor tiles and a wall mounted consumer unit. The Kitchen has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces and up-stands, ceramic floor tiles, central ceiling light point, and a UPVC window to the front elevation. Integral appliances to remain include "Electrolux" dual oven and grill, 4-ring gas hob with extractor fan above, plumbing is available for freestanding washing machine, dishwasher and space is provided for a freestanding fridge freezer. "Glow-Worm" general heating boiler is housed within a kitchen cupboard. The Lounge/Diner is an open plan reception room providing ample space for freestanding living and dining room furniture. It benefits from a built-in understairs storage cupboard, laminate flooring, UPVC window to the rear elevation and UPVC French doors providing access to the rear of the property.

Carpeted staircase leads to the first floor landing which has an airing cupboard housing the hot water tank. Additionally, it provides access to the partially boarded and fully insulated loft space. Door leads off into; The Master Bedroom with UPVC window to the front elevation, carpeted flooring and an over-stairs recess with hanging rail and shelf. Door leads off into En-Suite Shower Room which has been fitted with a three piece white suite comprising low level dual flush WC, pedestal sink with tiled splashback and enclosed shower cubicle. It also features a UPVC obscured glazed window front elevation, extractor fan and ceramic floor walls. Bedrooms two & three have UPVC windows to the rear elevation and have been fitted with carpeted flooring. The Family Bathroom has been fitted with a three- piece white suite comprising low level dual flush WC, pedestal sink with tiled splashback and a panelled bath. It offers ceramic floor tiles, partially tiled walls, an extractor fan and a UPVC obscured glazed window to the rear elevation.

OUTSIDE

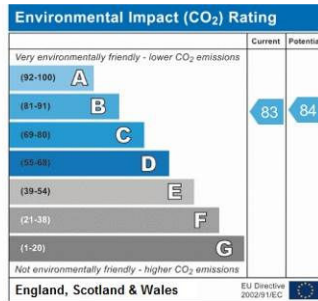
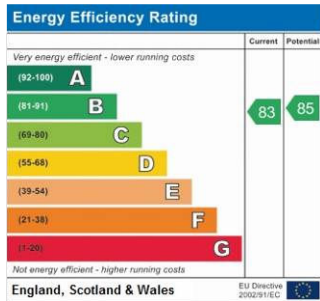
No. 32 Maes Y Piod is approached off the road into a private cul-de-sac. The property has two allocated parking spaces to the front of the house. A forecourt style garden with a paved pathway leads to the rear garden via a pedestrian timber gate. To the rear of the property is a south facing landscaped garden comprising of a patio area and raised lawned garden which is enclosed by timber fencing. Garden shed to remain.

SERVICES All mains services connected

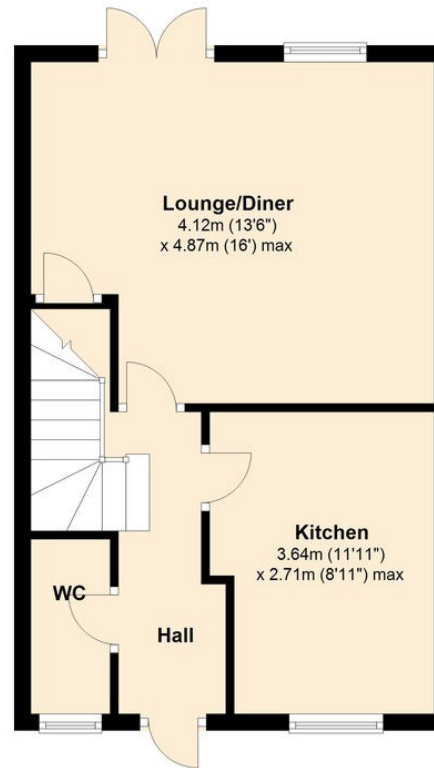
TENURE Freehold



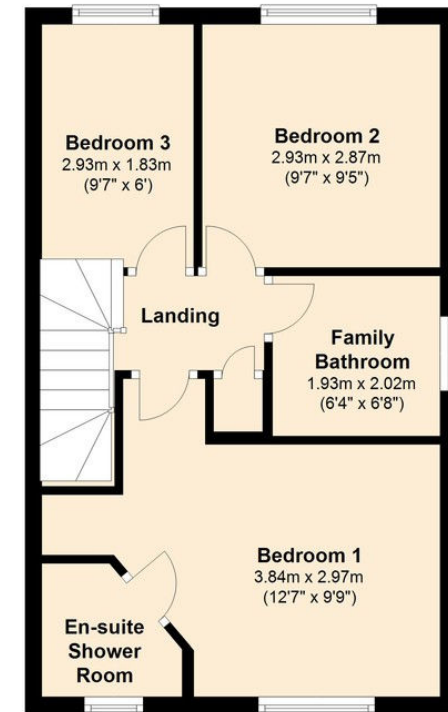
Floorplan & EPC



Ground Floor
Approx. 38.2 sq. metres (411.1 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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