



15 Pant Yr Hebog, Broadlands
Bridgend, CF31 5DF





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£279,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to offer to the market this Four bedroom detached property situated in the sought after development of Broadlands. Offering spacious accommodation comprising; Entrance Hallway, Lounge, Dining room, Kitchen/Breakfast room, Conservatory, Utility and WC. First floor Landing, Master bedroom with en-suite shower room, Three further bedrooms and family bathroom. Externally the property benefits from a private paved driveway, integral single garage and arear enclosed landscaped garden. Being sold with no on-going chain. EPC Rating 'D'.

- Bridgend Town Centre 2.3 miles
 - Cardiff City Centre 22.0 miles
 - M4 (J36) 4.8 miles
-

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a composite partially glazed front door into an entrance hallway with laminate flooring and carpeted staircase to the first floor.

The Lounge is a spacious reception room with laminate flooring, uPVC box bay window to the front elevation and an under stairs storage cupboard. Leading into the dining room fitted with laminate flooring and double doors lead into the conservatory.

The conservatory is of uPVC construction with blue tint glass roof benefitting from; tiled flooring, uPVC windows and French doors leads out to the rear patio.

The Kitchen/Breakfast Room has been fitted with contemporary wooden wall and base units with laminate work surfaces and a co-ordinating breakfast bar which offers space for high stools. Integral appliances to remain include 'Hotpoint' oven and grill and 4-ring gas hob. Space is available for freestanding dishwasher and fridge freezer. Further features include black matt sink with instant hot water tap, tiled flooring, tiled splashback and uPVC window to the rear elevation.

The Utility Room features a base unit with plumbing available for white goods, wall mounted 'Baxi' general heating boiler and partially glazed courtesy door providing access to the rear of the property.

The WC has been fitted with a 2-piece white suite comprising wash-hand basin set within vanity unit and WC. Further features include tiled splashback, vinyl flooring and uPVC obscured glazed window to the side elevation.

FIRST FLOOR

The Landing benefits from carpeted flooring and access to the loft space with pull-down ladder giving access to a partially boarded loft space.

The Master Bedroom is a spacious double bedroom benefiting from carpeted flooring, built-in airing cupboard housing the hot water cylinder, triple wardrobes to remain and a uPVC window to the front elevation. The En-suite shower room has been fitted with a 3-piece white suite comprising shower cubicle, wash-hand basin set within vanity unit and WC. Further benefiting from tiled flooring, fully tiled walls and a uPVC obscured glazed window to the front elevation.

Bedroom Two is a further double room with uPVC window to the rear elevation, fitted wardrobes and carpeted flooring.

Bedroom Three is a double room with uPVC window to the front elevation, carpeted flooring and triple wardrobe to remain.

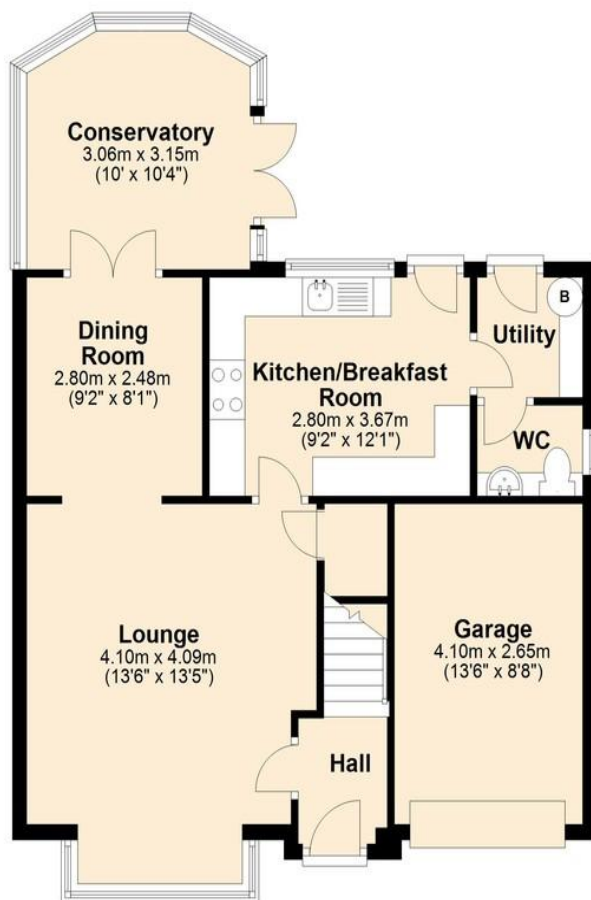
Bedroom Four is a comfortable single room with uPVC window to the rear elevation and carpeted flooring.

The Family Bathroom has been fitted with a contemporary high gloss wood effect suite comprising; panelled Jacuzzi bath with shower over, wall mounted sink inset within vanity unit and WC. Further benefitting from fully tiled walls and floors and a uPVC obscured glazed window to the rear elevation.



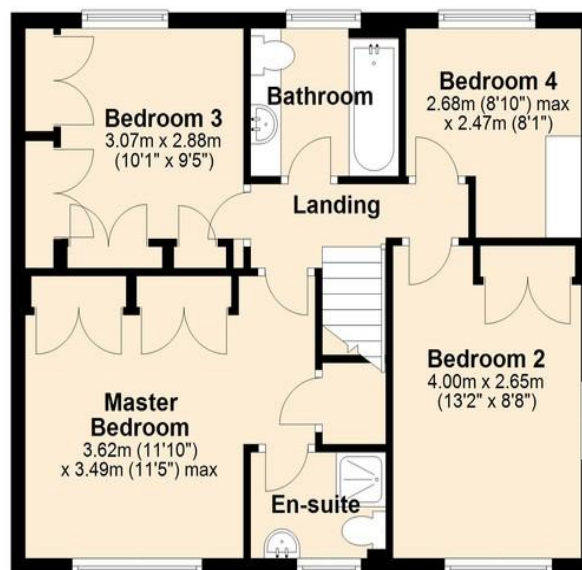
Ground Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 115.5 sq. metres (1243.0 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

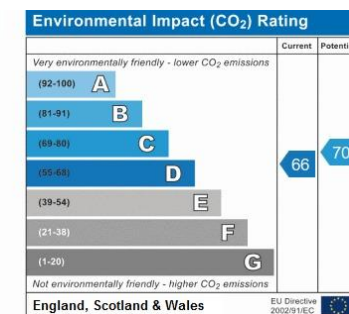
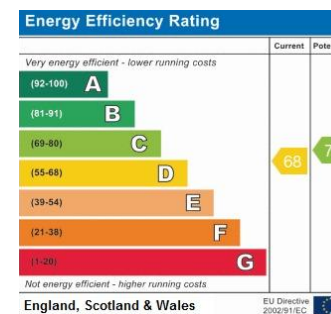
No.15 is approached onto a private block Paviour driveway leading to an integral single garage with manual up and over door and full electrical services.

Accessed via the side of the property is the private rear garden which is enclosed by surrounding feather edged fencing and mature shrubs. The garden comprises of both lawned and decking areas together with a patio area perfect for entertaining.

SERVICES, TENURE & NOTES

All mains services connected. Freehold.

All blinds to remain.





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