



1 Maes Y Piod, Broadlands
Bridgend, CF31 5EJ

WATTS & MORGAN 160 YEARS



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£295,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to present to the market this immaculate family home conveniently located in the popular development of Broadlands in Bridgend. Within walking distance to Newbridge Playing Fields, reputable schools and local amenities. Close proximity to J36 of the M4. Accommodation comprises; Entrance hall, Lounge, Study, Dining room, Kitchen/Breakfast room, WC. First floor Landing, Master bedroom with en-suite shower room, Three further double bedrooms and a family bathroom. Externally the property benefits from a private driveway, double garage, front forecourt garden and a landscaped low maintenance rear garden. EPC Rating 'C'.

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 22.2 miles
- M4 (J36) 4.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed composite door into a spacious hallway offering a carpeted staircase to the first floor landing with under-stairs storage cupboard and Karndean flooring which leads into partially tiled 2-piece WC.

The Lounge is a generously sized reception room benefitting from a uPVC window to the front elevation and French doors lead onto the rear garden. Further benefitting from Karndean Parquet flooring and a log burner.

An additional versatile reception room is offered to the front of the property which is utilised as an office, providing a uPVC window to the front elevation and carpeted flooring.

Off from the hallway, double doors lead into the dining room which is a further spacious reception room featuring uPVC window to the side elevation. Further benefitting from Karndean flooring and space for dining room furniture.

The Kitchen/Breakfast room has been fitted with a range of modern wood style wall and base units with laminate work surfaces and co-ordinating breakfast bar with space for high stools. A range of integral appliances to remain include; 4-ring gas hob with chrome extractor fan over, 'Electrolux' built-in oven and grill and 'Beaumatic' tumble dryer. Space is provided for washing machine and free-standing fridge freezer. Further benefits include a one and a half stainless steel sink unit, uPVC window to the rear elevation and tiled flooring. A cupboard houses the 'Glow Worm' boiler.

FIRST FLOOR

The landing benefits from an airing cupboard housing the 'Tribune' water cylinder with shelving and a hatch provides access to the partially boarded loft space with pull-down ladder.

The master bedroom is a generously sized double room which is neutrally decorated. Benefitting from a uPVC window to the front and rear elevation, carpeted flooring and ample space for bedroom furniture.

The en-suite shower room has been fitted with a 3-piece white suite comprising; enclosed shower cubicle, wash hand basin and WC. Further benefitting from Karndean flooring, partially tiled walls and a uPVC obscured glazed window to the front elevation.

Bedrooms Two and Three are further spacious double bedrooms with uPVC windows to the side and front elevation and carpeted flooring.

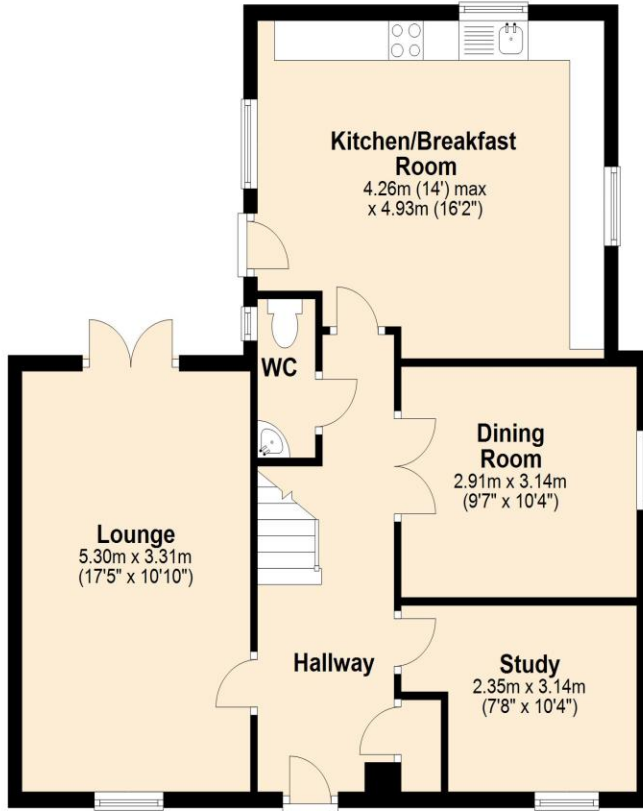
Bedroom four is a small double bedroom with uPVC window to side elevation and carpeted flooring.

The family bathroom has been fitted with a modern 3-piece white contemporary suite comprising; a panelled bath with chrome shower over, wash hand basin and WC. Further benefitting from partially tiled ceramic walls, Karndean flooring and an obscured uPVC window to the side elevation.



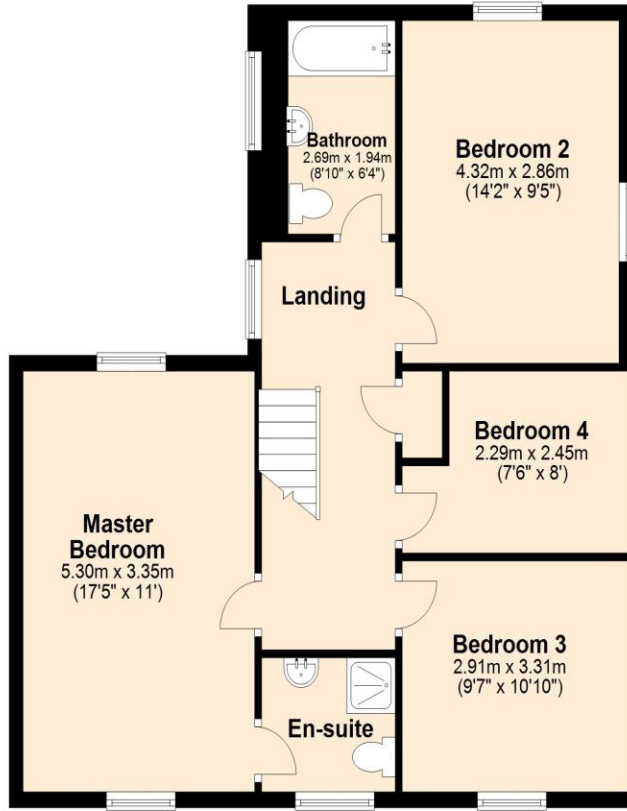
Ground Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



First Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



Total area: approx. 136.3 sq. metres (1467.4 sq. feet)

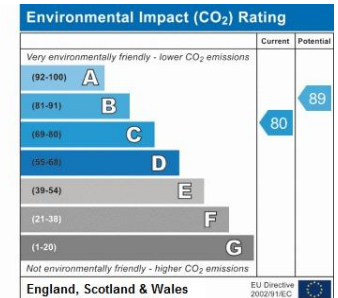
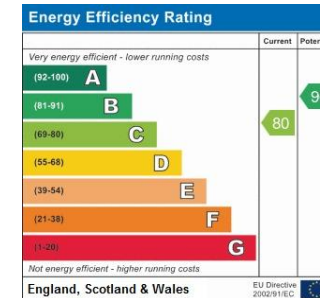
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS & GROUNDS

No. 1 is approached off the road onto a large tarmac driveway leading to a double detached garage with manual door and full power supply. The low maintenance forecourt style front garden is predominantly laid to gravel featuring a sandstone pathway leading to the front door. To the rear of the property is a fully enclosed private garden with a lawned area and offers sandstone patio which is ideal for entertaining.

SERVICES & 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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