

6 Bryn Derlwyn, Broadlands  
Bridgend, CF31 5EN







## 6 Bryn Derlwyn, Broadlands Bridgend, CF31 5EN

**£325,000** Freehold

### 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this substantial four-bedroom property situated on a sizeable southerly facing corner plot with spacious surroundings. Within walking distance to local amenities, reputable schools and close proximity to road and rail links. Accommodation comprises; entrance hall, lounge, open plan kitchen/dining room, utility room, conservatory & WC. First floor landing, master bedroom with en-suite shower room, two further double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with space for 4 vehicles leading into a single detached garage. To the rear of the property lies a sizeable wrap-around garden predominately laid to lawn with planted borders and mature shrubs. EPC Rating "C."

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 21.9 miles
- M4 (J36) 4.0 miles

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering a carpeted staircase to the first-floor landing with an understairs storage cupboard and hardwood flooring. Leading into a 2-piece WC/cloakroom.

The dual aspect lounge is a fantastic sized reception room offering continuation of hardwood flooring, uPVC bay front windows, a uPVC window to the side elevation and an electric fire.

The open plan kitchen/dining room has been fitted with a range of solid oak shaker style wall and base units with granite work surfaces. Integral appliances to remain include; 'Neff' double oven and grill, 'Siemens' 4-ring induction hob with a 'Smeg' extractor fan over, a fridge freezer and dishwasher. Further features include a 'Frankie' black one and a half ceramic sink unit, a uPVC window to the rear elevation and quartz floor tiles. The dining room offers ample space for freestanding furniture, continuation of quartz tiled flooring and uPVC French door provide access into the sun room which offers tiled flooring, full power supply, heating, a solid insulated roof with recessed spotlights and uPVC French doors provide access to the rear garden.

The utility room offers co-ordinating solid wood shaker style wall and base units with granite work surfaces, an additional 'Frankie' 'Frankie' black one and a half ceramic sink unit, a partly glazed composite door providing access to the rear elevation and space and plumbing has been provided for white goods. A cupboard houses the general boiler.

### FIRST FLOOR

The first floor landing offers carpeted flooring, an obscured uPVC window and a loft hatch giving access to the partly boarded loft space with pull-down ladder.

The master bedroom is a spacious double bedroom offering laminate flooring, uPVC windows to the front elevation and triple fitted wardrobes. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin and WC. Further features include tiled flooring, partly tiled walls, an obscured uPVC window to the side elevation and a heated towel rail.

Bedroom two is a further good sized double bedroom offering laminate flooring, a uPVC window to the rear elevation and a cupboard housing the hot water cylinder.

Bedroom three is a further double bedroom offering laminate flooring and a uPVC window to the rear elevation.

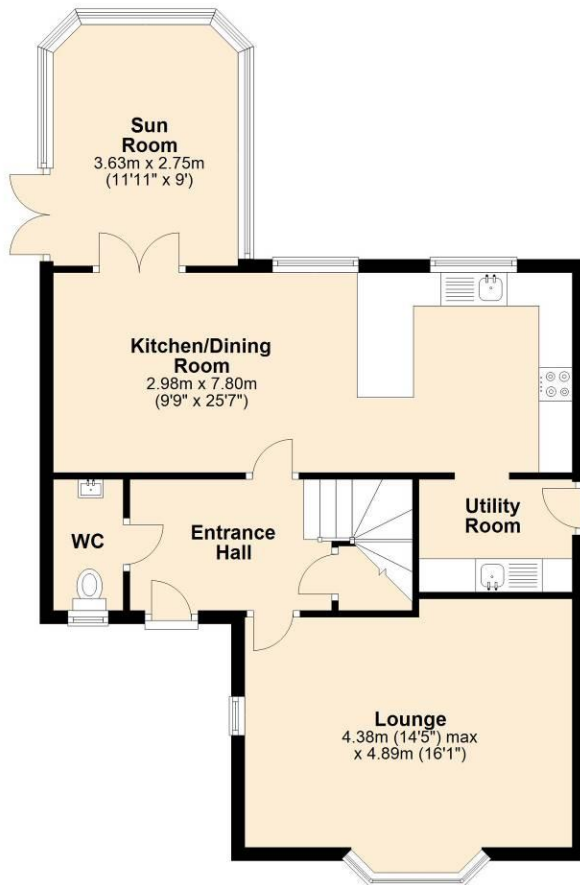
Bedroom four is a comfortable single bedroom offering laminate flooring and a uPVC window to the front elevation.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring, partly tiled walls and an obscured uPVC window to the rear elevation.



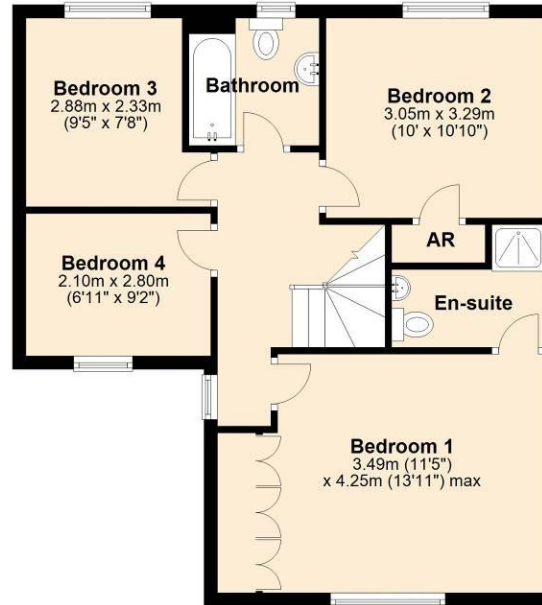
## Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 124.8 sq. metres (1343.2 sq. feet)

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.6 is accessed via a cul-de-sac onto a private driveway with space for four vehicles, leading into single detached garage with full power supply with a 'Hormann' sectional garage door with 42mm insulation. To the rear of the property lies a wraparound garden offering a patio area ideal for garden furniture, a lawned section and a rockery offering slate chippings. An additional patio section offers extended parking for larger vehicles, accessible via a hidden large hinged double gate. A pedestrian gate provides access to the front elevation.

## SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

