



36 Ffordd Y Groes, Broadlands  
Bridgend, CF31 5EQ



## 36 Ffordd Y Groes

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£270,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to offer to market this well-proportioned Four-bedroom detached property located on the sought-after Broadlands Development. Conveniently situated close to local amenities and transport links. Accommodation comprises; entrance hall, kitchen, lounge, sitting room, additional versatile reception room & 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 ample space for parking and a rear enclosed garden. EPC Rating 'C.'

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 3.6 miles

Your local office: **Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed composite door with window adjacent into the entrance hall way offering laminate flooring, a carpeted staircase to the first floor landing and an under-stairs, two-piece WC.

The kitchen has been fitted with a range of beech wall and base units with vinyl work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over. Further features include laminate flooring, tiled splashback, a one and a half stainless steel sink unit, a uPVC window to the rear elevation and ample space for free standing furniture. Space and plumbing has been provided for white goods.

The lounge is a fantastic sized reception room offering carpeted flooring, an electric fire and uPVC French doors provide access to the rear garden.

The sitting room offers carpeted flooring, uPVC bay fronted window and ample space for free standing furniture.

A versatile reception room, currently utilised as a dining room and enjoys continuation of laminate flooring, a uPVC window to the front elevation and ample space for free standing furniture.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, a cupboard housing the boiler and a loft hatch giving access to the partly boarded loft space which houses the hot water cylinder.

The master bedroom is a sizeable double bedroom offering carpeted flooring, two uPVC windows to the front elevation, sliding fitted wardrobes and leads into a 3-piece en suite shower room.

Bedroom two is a good sized double bedroom offering carpeted flooring and a uPVC window to the rear elevation and sliding fitted wardrobes.

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

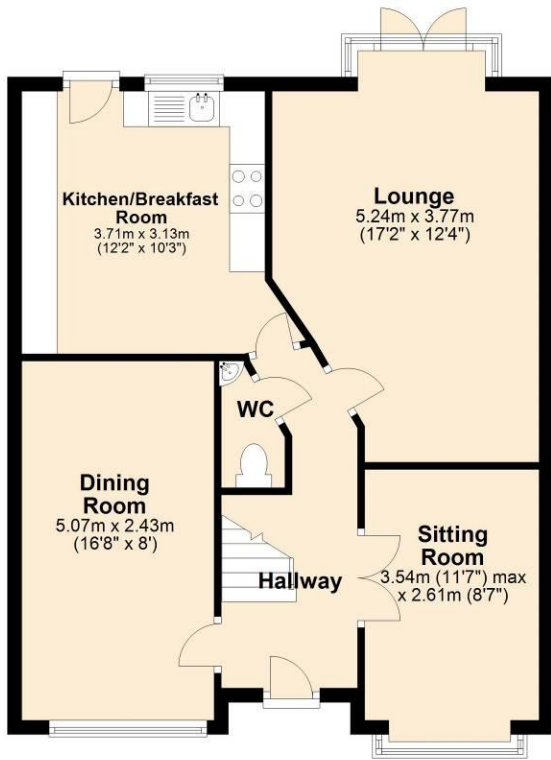
Bedroom four is a comfortable single bedroom offering carpeted flooring and a uPVC window to the rear elevation.

The family bathroom has been fitted with a 4-piece suite comprising; panelled bath with hand held shower over, corner shower cubicle, wash hand basin and WC. Further features include tiled flooring, tiled splashback and an obscured uPVC window to the side elevation.



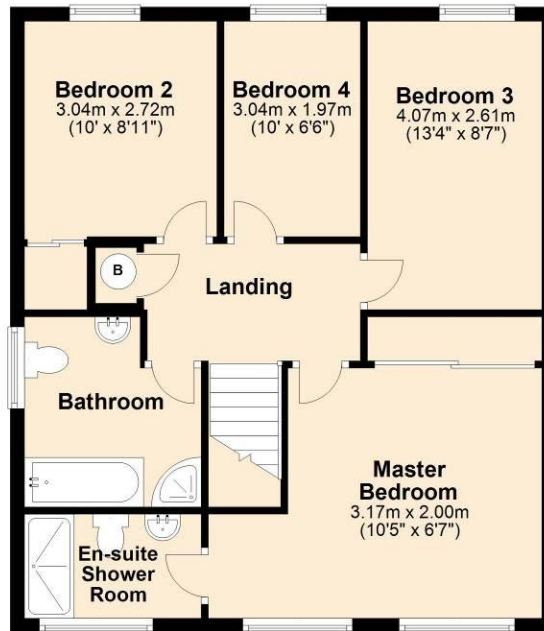
### Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



### First Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 123.9 sq. metres (1333.3 sq. feet)

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

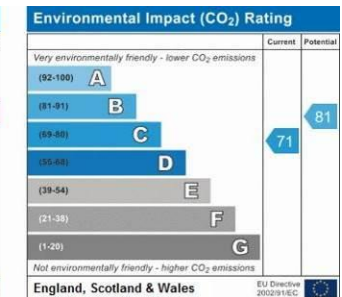
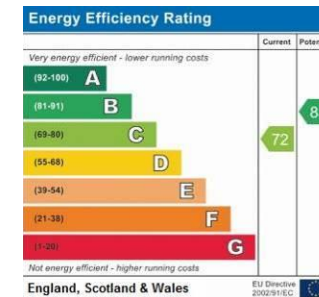
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

### GARDENS & GROUNDS

No. 36 is accessed via a cul-de-sac onto a private block paved driveway offering ample car parking space. To the rear of the property lies a landscaped garden with decking area ideal for garden furniture along with a lawned and stone chipping section and a garden shed enclosed by feather edged fencing.

### SERVICES & TENURE

All mains services connected. Freehold.



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