

Gallt Y Ddrudwen,  
Broadlands,  
Bridgend County.  
CF31 5FL

380,000



- Extended Four Bedroom Detached
- Two Reception Rooms Plus Sun Lounge
- Kitchen / Diner
- Utility Room
- Cloakroom / WC
- Ensuite To Master Bedroom
- Pleasant Gardens To Front And Rear
- Driveway Leading To Garage
- Viewing Highly Recommended

**Ref: PRA10668**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* EXTENDED 4 BEDROOM DETACHED ON A CORNER PLOT \*\*\*\* Daniel Matthew are pleased to offer for sale this well presented family home situated on the popular estate Broadlands. Comprising hallway, cloakroom, two reception rooms plus and extended sunroom, fitted kitchen and utility room. To the first floor, four bedrooms with ensuite to master and family bathroom. Further benefits off road parking with driveway leading to a garage, gardens to front and rear. Situated in a quiet location this property is ideal for growing families and provides good transport links. This is a popular design property and viewing is highly recommended to appreciate what it has to offer. Call our team on 01656 750764 to arrange an appointment .

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## Accommodation

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### Entrance Hallway

Enter via front door into hallway. Skimmed walls and ceiling. Storage cupboard. Radiator. Carpeted staircase off to first floor. Door to cloakroom/wc. Doors leading to downstairs rooms.



### Cloakroom/w.c (6' 3" x 3' 5") or (1.91m x 1.05m)

A two piece suite in white which includes a WC and pedestal wash hand basin. UPVC obscure glazed window to front. Skimmed walls and ceiling with tiled to splash back area. Karndean flooring. Radiator. Extractor.



### Lounge (16' 0" x 13' 6") or (4.88m x 4.12m)

A spacious room situated to the front of the property with a walk in UPVC double glazed bay window. Two radiators. Skimmed walls and ceiling. Fitted carpets.



### Reception Room (10' 6" x 9' 4") or (3.21m x 2.85m)

Formally a dining room but used as a reception room. Skimmed walls and ceiling. Fitted carpets. Radiator. UPVC French doors leading into the sunroom extension.

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### Kitchen / Dining Room (15' 11" x 9' 9") or (4.84m x 2.97m)

A fully fitted kitchen / dining room. The kitchen is modern and has a range of wall and base units which include inset draws and coordinating work surfaces. Low level fridge and freezer with plumbing for a dishwasher. Integrated electric oven with gas hob and canopy extractor over. Stainless steel one and a half bowl sink with mixer taps. Two UPVC windows over looking the garden. Karndean flooring. Radiator. Skimmed walls and ceiling. Space for dining table and chairs. Door leading to utility room.



### Utility Room (6' 9" x 6' 4") or (2.06m x 1.92m)

Skimmed walls and ceiling. Base unit and wall unit housing the boiler, work surface with inset stainless steel sink, drainer and mixer taps. Plumbing for automatic washing machine. Space for tumble dryer. Ceramic tiled floor. Extractor. Door leading to rear garden.



### Sun Room (18' 2" x 12' 10") or (5.54m x 3.92m)

This is a fabulous addition to the property and situated to the rear with UPVC double glazed windows over looking the lovely rear garden. Two velux windows with down lights. Radiator. Fitted carpets. UPVC French doors leading to rear garden. Door leading to garage.



### Landing

Skimmed walls and ceiling. Doors leading to all rooms. Access to loft which is part boarded, pull down ladder and light. Cupboard housing the hot water tank.



### Master Bedroom (12' 11" x 11' 5") or (3.94m x 3.48m)

Situated to the front of the property with UPVC double glazed window and radiator under. Skimmed walls and ceiling. Built in wardrobes. Fitted carpets. Door leading to ensuite.



### En Suite (7' 7" x 6' 3" Max) or (2.32m x 1.91m Max)

Narrowing to 1.27m

Three piece suite in white which includes a WC, pedestal wash hand basin and cubicle shower. Tiling to splash back areas. Skimmed walls and ceiling. Radiator. Karndean flooring. Extractor.



### Bedroom Two (10' 10" x 10' 0") or (3.31m x 3.04m)

Situated to the rear of the property with UPVC double glazed window and radiator under, pleasant views over the garden. Skimmed walls and ceiling. Built in wardrobes plus free standing wardrobes to remain. Fitted carpets.



### Bedroom Three (9' 5" x 7' 9") or (2.87m x 2.35m)

Situated to the rear of the property with UPVC double glazed window and radiator under, pleasant views over looking the garden. Skimmed walls and ceiling. Fitted carpets.



### Bedroom Four (9' 3" x 6' 10") or (2.81m x 2.09m)

Situated to the front of the property with UPVC double glazed window and radiator under. Skimmed walls and ceiling. Fitted carpets.

### Bathroom (6' 5" x 6' 5") or (1.95m x 1.95m)

A three piece bathroom in white which includes a WC, pedestal wash hand basin and bath with shower and screen. Tiling to splash back areas. Skimmed walls and ceiling with centre light. Radiator. Karndean flooring. UPVC double glazed window.

### Garage (18' 8" x 9' 6") or (5.68m x 2.89m)

The garage can be accessed from the sunroom and has power and electric. Driveway to the front with up and over door. Shelving and rafters.





## Garden

Situated on a corner plot and nicely laid out with a large patio area and an enclosed turned garden enclosed with palisade fencing. Shed and child's summer house to remain. Access via the side to the front garden. Double driveway leading to the garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 78

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

## Council Tax

Band C

Deposit: NOT KNOWN





GROUND FLOOR



FIRST FLOOR

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*