

1 Pant Yr Hebog
Broadlands
Bridgend
CF31 5DF

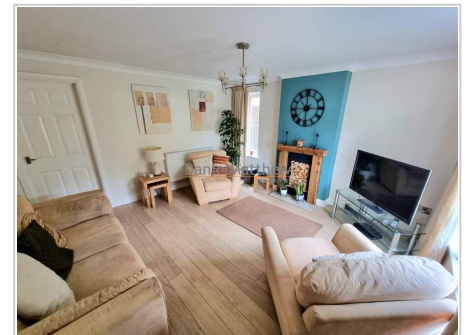
£349,950



- Detached Barrett Built Property
- Four Bedrooms With En suite To Main Bedroom
- Open Plan Kitchen/Diner Leading to Conservatory
- Spacious Lounge
- Front & Rear Garden, Garage & Driveway
- Quiet Cul-De-Sac Location
- Superb Family Home
- Situated In The Sought After Development Of Broadlands
- Close To Local Amenities, M4 Corridor and Schools
- Call Today To Arrange Your Viewing On 01656 750764

Ref: PRA10920

Viewing Instructions: Strictly By Appointment Only



General Description

*****QUIET CUL DE SAC FOUR BEDROOM DETACHED***** Daniel Matthew Estate Agents are pleased to offer for sale this well presented four bedroom detached family home set within the highly desirable, residential area of Broadlands. Property benefits to the ground floor, hallway, lounge, open plan kitchen/diner, conservatory, utility room and cloakroom. To the first floor, four bedrooms including with en-suite to main bedroom and family bathroom. There is a great size rear garden which is perfect for families and entertaining currently under construction and photos to follow, off road parking and garage. Close to amenities and excellent transport links. Don't miss out on this exceptional opportunity to view this beautiful home. Arrange a viewing today with our team 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door into hallway, plain ceiling, plain walls, laminate flooring, radiator, staircase leading to first floor, door leading into;-



Lounge (15' 4" Max x 13' 4") or (4.68m Max x 4.07m)

Two UPVC double glazed windows to front and side aspect, plain ceiling with coving, plain walls, laminate flooring, storage cupboard, radiator, door leading into;-



Kitchen/ Diner (20' 6" x 9' 2") or (6.24m x 2.79m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to conservatory, plain ceiling, coving and spot lights, plain walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, built in double oven, five ring gas hob and extractor fan, space for fridge/freezer, breakfast bar, space available for dining table and chairs, door leading into;-



Utility Room (4' 11" x 4' 10") or (1.49m x 1.47m)

UPVC double glazed obscured door leading into rear garden, textured ceiling, plain walls, tiled flooring, plumbing for washing machine and dishwasher, wall mounted combi boiler, wall units with complimentary work surfaces, door leading into;-



Cloakroom/w.c (4' 10" x 3' 11") or (1.47m x 1.19m)

UPVC double glazed obscured window to side aspect, textured ceiling with coving, plain walls, tiled flooring, two piece suite comprising low level WC and floating wash hand basin inset into vanity unit, radiator.



Conservatory (9' 5" x 9' 2") or (2.86m x 2.80m)

Landing

Textured ceiling, plain walls, loft access, doors leading into all first floor rooms.



Bathroom

UPVC double glazed window to rear aspect, textured ceiling, plain walls, tiled splashback, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap, grey column radiator.



Bedroom One (13' 4" x 11' 1") or (4.07m x 3.38m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, storage cupboard, door leading into en-suite.



En Suite

UPVC double glazed obscured window to front aspect, textured ceiling with spot lights, plain walls, tiled flooring, extractor fan, radiator, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, single shower cubicle with mains over head shower.



Bedroom Two (14' 0" x 8' 10") or (4.27m x 2.69m)

UPVC double glazed window to rear aspect, textured ceiling with spot lights, plain walls, radiator.



Bedroom Three (11' 5" x 9' 5") or (3.48m x 2.86m)

Two UPVC double glazed window to front and side aspect, textured ceiling, plain walls, storage cupboard, radiator.



Bedroom Four (9' 2" x 8' 3") or (2.79m x 2.51m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, radiator.

Outside

Front - Shared driveway leading to property offering parking for several vehicles, pathway leading to front door, mature shrubs.

Rear - Under construction, Fenced boundaries, side access, large patio area, laid to lawn area, photos to follow.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

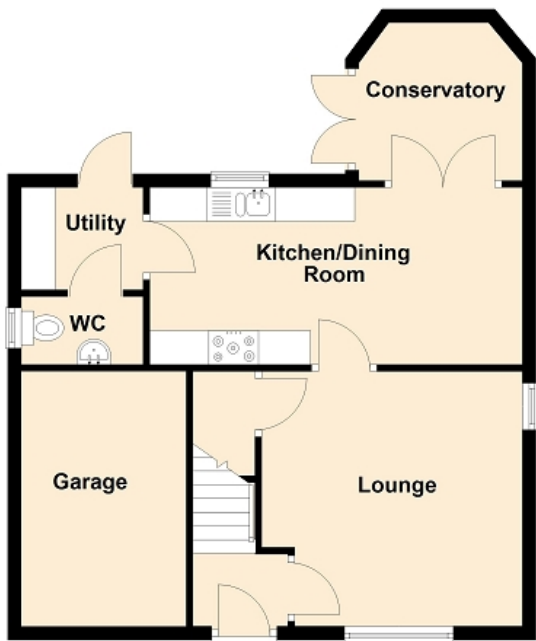
We are informed that the tenure is Freehold

Council Tax

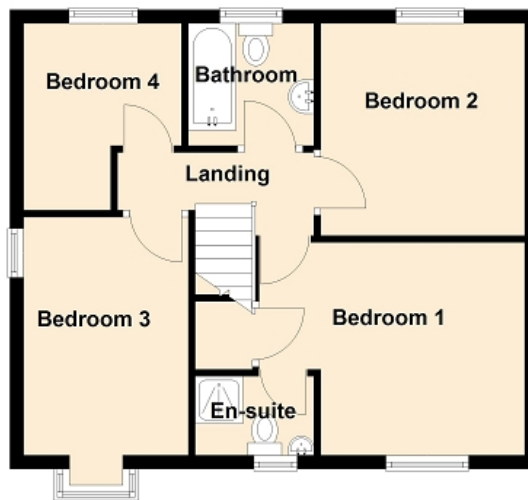
Band E



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.