

18 Esgair-y-maes
Broadlands
Bridgend County
CF31 5BL

£315,000



- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Utility and Cloakroom
- NO ONGOING CHAIN
- Enclosed Rear Garden
- Driveway
- IDEAL FAMILY HOME - SOUGHT AFTER LOCATION
- Close To Local Shops, Amenities & Schools
- Viewings Are Highly Recommended, Please Call 01656 750764

Ref: PRB10266

Viewing Instructions: Strictly By Appointment Only



General Description

**** FOUR BEDROOM DETACHED - NO CHAIN **** Daniel Matthew Estate Agents are pleased to offer to the market this four bedroom detached family home, situated in the sought after location of Broadlands. Property comprises to the ground floor, hallway, lounge/dining room, reception room, kitchen, utility and cloakroom. To the first floor four bedrooms with en-suite to main and family bathroom. Further benefits are enclosed rear garden, driveway, property is close to great school catchment, shops and local amenities. Property is being sold with no ongoing chain. Viewings are highly recommended to appreciate size, call our office today on 01656 750764.

Accommodation



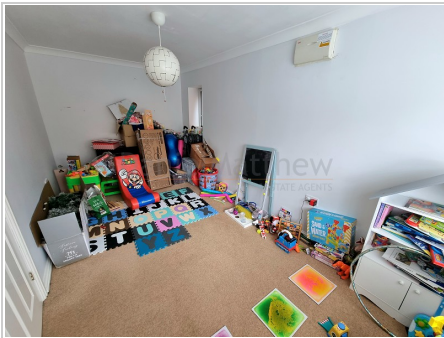
Hallway

Enter via UPVC double glazed door into hallway, textured ceiling with coving, plain walls, vinyl flooring, staircase leading to first floor, under stair storage cupboard, radiator, doors leading into;-



Lounge/Diner (23' 5" x 9' 10") or (7.15m x 3.00m)

UPVC double glazed bay fronted window, UPVC double glazed patio doors leading out to rear garden, textured ceiling with coving, plain walls, fitted carpet, three radiators. Area for dining table and chairs, door leading into kitchen.



Reception Room Two (15' 6" x 8' 0") or (4.72m x 2.43m)

UPVC double glazed window to front aspect, previously a garage, plain ceiling with coving, plain walls, fitted carpet, radiator, electric consumer unit.



Kitchen (10' 0" x 9' 11") or (3.04m x 3.01m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, electric oven and four ring gas hob, extractor fan, space for fridge/freezer and dishwasher, door leading into Utility Room.

Utility Room (6' 9" x 5' 3") or (2.06m x 1.60m)

UPVC double glazed obscured door leading into rear garden, textured ceiling, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, composite sink with drainer and mixer tap, plumbing for washing machine, door leading into cloakroom.



Cloakroom/w.c (5' 3" x 3' 0") or (1.61m x 0.92m)

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, tiled splashback, two piece white suite comprising low level WC and pedestal wash hand basin, radiator.



Landing

Textured ceiling, plain walls, fitted carpet, loft access, storage cupboard housing combination boiler, doors leading into:-



Bedroom One (13' 5" x 10' 2") or (4.08m x 3.10m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, double built in wardrobe, radiator, door leading into En-Suite.



En Suite (6' 9" x 5' 0" Max) or (2.07m x 1.53m Max)

UPVC double glazed obscured window to front aspect, textured ceiling, partially plain and tiled walls, vinyl flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, and tiled shower cubicle with overhead mains shower.



Bedroom Two (12' 5" x 8' 1") or (3.79m x 2.46m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, wood effect laminate flooring, radiator, double built in wardrobe.



Bedroom Three (10' 4" x 8' 0") or (3.14m x 2.43m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, single built in fitted wardrobe.

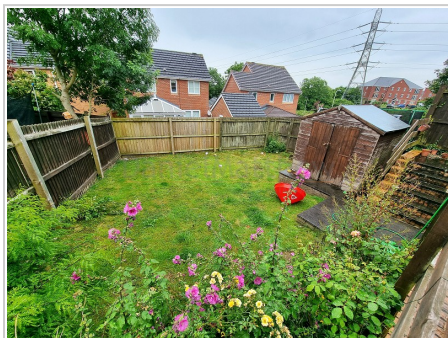
Bedroom Four (8' 7" x 7' 10") or (2.62m x 2.38m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, tiled splashback, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.



Outside

Front - Large tarmac driveway.

Rear - Tiered garden, decking area, steps leading down to large laid to lawn area, fenced boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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.