

# HUNTERS®

HERE TO GET *you* THERE



## Clos Y Gog

Bridgend, CF31 5FP

£550,000



Council Tax: F





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## General

Broadlands is a charming residential area located in Bridgend, Wales, known for its peaceful surroundings, excellent amenities, and convenient transport links. This popular neighbourhood offers a high quality of life to its residents by combining the benefits of urban living with the tranquility of suburban life.

Residents of Broadlands enjoy easy access to various transportation options, including regular bus services and nearby railway stations. The area is well-connected to major road networks, making it convenient for commuters to travel to nearby cities such as Cardiff and Swansea. Additionally, the beautiful Welsh coastline is just a short drive away, providing residents with easy access to stunning beaches and scenic walking trails.

Broadlands offers a range of local amenities to cater to the needs of its residents. The area boasts a selection of shops, supermarkets, restaurants, and leisure facilities, ensuring that residents have everything they need right on their doorstep. For those seeking outdoor activities, there are several parks and green spaces in the area, ideal for picnics, walks, and family outings.

Families with children will appreciate the excellent schools in the Broadlands area, providing high-quality education and enrichment opportunities for students of all ages. Additionally, the neighbourhood is home to a number of welcoming pubs and eateries, perfect for socializing with friends and neighbours.

Overall, Broadlands is a desirable place to live, offering a peaceful and picturesque setting while still providing easy access to essential amenities and transportation links. Whether you're looking for a quiet retreat or a bustling community, Broadlands has something to offer for everyone.

## Hallway

with laminate flooring, skimmed walls and ceilings with central lighting, stairs to first floor under stair storage, radiator, composite front door, doors to;

## Cloakroom

off hallway with laminate flooring, skimmed / tiled walls and ceilings with central lighting, window to rear, radiator, wc and hand wash basin built into vanity unit.

## Lounge

21'4" x 11'4" (6.50m x 3.45m)

with carpets, skimmed walls and ceiling which is covered with central lighting, radiator, bay window to front and French doors to rear.

## Reception room

11'4" x 10'9" (3.45m x 3.28m)

with laminate flooring, skimmed walls and ceiling which is covered with central lighting, radiator, bay window to front with built in window seat and storage.

## Kitchen dining room

22'7" x 15'10" (6.88m x 4.83m)

Herringbone flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in gloss coffee and oak colour with compressed quartz worktops and mirrored backsplash, sink and drainer with mixer tap, appliances including double electric oven, induction hob, separate larder fridge and larder freezer, washing machine and dishwasher, bi-fold doors and windows to rear garden, window to side.

## Landing

with carpets,, skimmed walls and ceilings, central light fitting, power points, radiator, attic access, wood balustrade with spindles, airing cupboard, doors to:

### Master Bedroom

15'1" x 12'5" (4.60m x 3.78m )

With carpets, skimmed walls and ceilings, central light fittings, radiator, window to rear views, two built in double wardrobes, door to ensuite.

### Ensuite

7'6" x 5'8" (2.29m x 1.73m )

Laminate floors, skimmed walls and ceilings with spot lighting, 2 piece suite with wc and hand wash basin built into vanity, separate double shower cubicle with glass screens and thermostatic shower, radiator, window to side.

### Bedroom 2

10'3" x 9'5" (3.12m x 2.87m )

With carpets, skimmed walls and ceiling, central light fittings, radiator, window to front views, built in double wardrobes, door to ensuite.

### Ensuite

Laminate flooring, skimmed / tiled walls, skimmed ceiling with spot lighting, 2 piece suite with wc and hand wash basin, separate double shower cubicle with glass screens and thermostatic shower, radiator, window to front.

### Bedroom 3

11'7" x 10'9" (3.53m x 3.28m )

With carpets, skimmed walls and ceiling, central light fittings, radiator, built in double wardrobes, window to rear views.

### Bedroom 4

10'3" x 9'9" (3.12m x 2.97m)

With carpets, skimmed walls and ceiling, central light fittings, radiator, built in wardrobes, window to front views.

### Bathroom

Laminate flooring, skimmed / tiled walls, skimmed ceilings with spot light fittings, 3 piece white suite hand basin and wc built into vanity and bath, separate shower cubicle with thermostatic shower and glass screen, radiator, window to rear.

### Gardens

Open front garden which is chipped with some mature bushes, path to front door, side driveway for several vehicles leading to double garage.

Enclosed rear garden with large patio and composite decked area against the property, rear and side artificial grass, side access to driveway and rear access to garage.

Purpose built cabin which is fully insulated with power and lighting currently used as an office.

Detached double garage with pitched roof, power and lighting with two up and over front doors.



Road Map



Hybrid Map



Terrain Map



Floor Plan

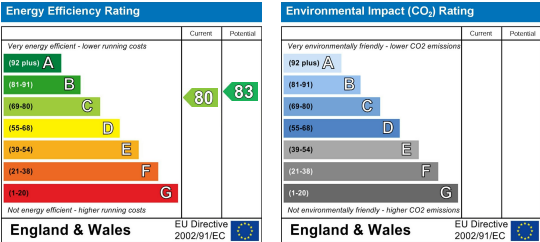


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.