



hrt

herbert r thomas

hrt.uk.com

10 Vale Park

Broadlands

Bridgend,

CF31 5EA

10 Vale Park

Asking price **£249,950**

Situated in the sought after Broadlands development within close proximity to local school, shops and amenities is this well presented three bedroom semi-detached property selling with no on-going chain with off-road parking, garage and landscaped rear garden.

- Sought-after Broadlands development
- Enclosed landscaped garden
- Generous size lounge and kitchen/diner
- Three bedrooms
- Ensuite to master bedroom
- Downstairs WC
- Close proximity to local school, shops and amenities
- No chain
- Viewings highly recommended





This well-presented three bedroom semi-detached property with off-road parking, garage and landscaped garden situated in the Broadlands development within close proximity to local school, shops, amenities and junction 36 the M4.

The property is entered via a double glazed composite door into hallway laid to laminate flooring with staircase rising to the first floor landing and doorways to the cloakroom lounge and garage.

The cloakroom has been fitted with a two-piece suite comprising; low level WC and corner wash hand basin. There is a frosted double glazed UPVC window to the front.

The lounge is an impressive size reception room laid to laminate flooring, large double glazed window to the front, useful storage cupboard beneath the stairs and doorway to the kitchen/diner.

The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over consists of a four burner gas hob, built-in oven, stainless steel sink with mixer tap, space for fridge, freezer and plumbing space for appliance. There is plenty of storage space, dining furniture opportunity, double glazed UPVC window and doors to the rear giving access to the rear garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family bathroom and storage cupboards.

The master bedroom is a good size double bedroom laid to carpet, benefits from built-in wardrobe, double glazed window to the front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; vanity WC, wash hand basin and shower suite. There are fully tiled walls to the wet areas.

Bedroom two is a good size double room laid to carpet with a double glazed UPVC window to the rear.

Bedroom three is a well-proportioned room can be used for multiple purposes with a double glazed UPVC window to the front. The family bathroom has been fitted with a three-piece suite comprising; a vanity WC, wash hand basin and panel bath with shower overhead. There are tiled walls, spotlights and a double glazed UPVC window.

To the front of the property is a driveway providing ample off-road parking for multiple vehicles ahead of the property entrance and the garage with has an electrical door. The electric charger port will be remaining.

To the rear of the property is a good sized enclosed landscaped garden separated into three sections. One section is laid to patio with plenty of furniture opportunity. There is also a decking and chippings area with plenty of storage opportunity. The garden is surrounded by a feathered fence with a green outlook on trees and beyond and benefits from an outside summer shed and additional storage by the side of the garden with an external door through to the garage which has plumbing for an appliance. The garden has two double electrical sockets and the summer house also benefits from electric supply.

Viewings are highly recommended to appreciate the offer in hand.





Directions

Directions from Bridgend Town Centre – travel along park street onto Bryntrion Hill and at traffic lights turn left onto the Broadlands development at the roundabout take the first left hand turning and follow this road through the traffic calming systems for approximately half a mile turning left into Vale Park, the property can be found straight ahead as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

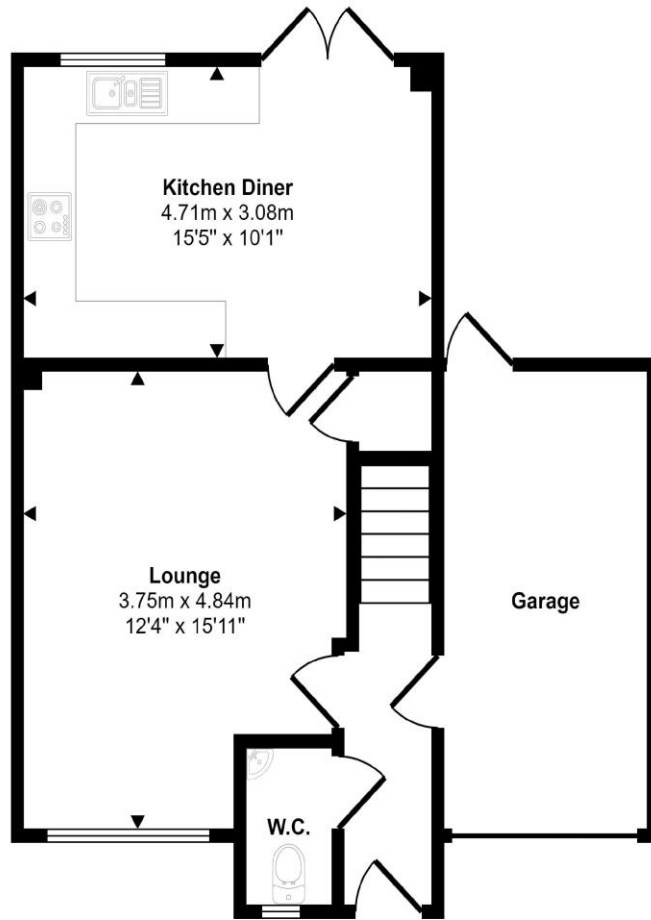
AWAITING EPC

hrt Est. 1926 **RICS**

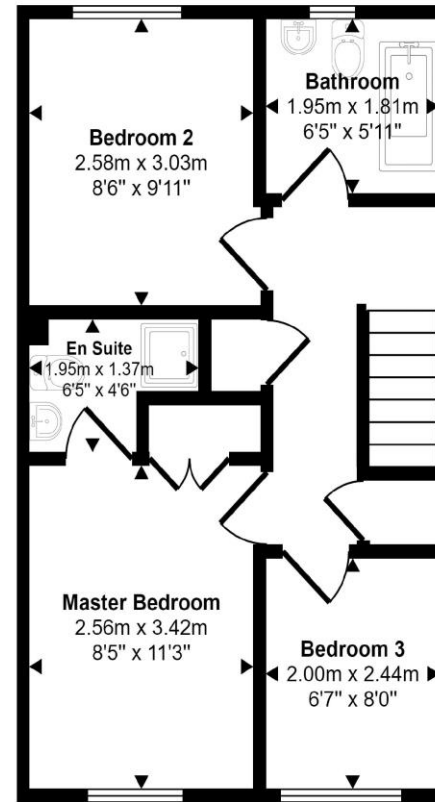
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



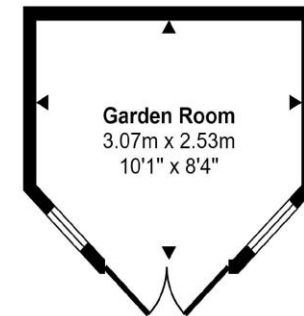
Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Garden Room
Approx 7 sq m / 77 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

