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2 Gelli Wen

Broadlands,

Bridgend,

CF31 5AL

2 Gelli Wen

Asking price **£499,000**

An extended five bedroom detached property, ideal for multi-generational living, which has been adapted for disabled/wheelchair living with internal lift, three reception rooms, utility room, conservatory, three bathrooms, garage and situated in the popular Broadlands location with close proximity to local school, shops and amenities.

Extended five bedroom detached property

Lift for disabled/elderly needs

Over 2300sq foot of living space

Perfect for multi-generational living

Multiple reception rooms

Office/study with sauna

Three bathrooms

Conservatory

Popular Broadlands location

Viewings highly recommended





Situated in the popular Broadlands development is this spacious five bedroom detached family home which has been adapted for disabled/wheelchair living with multiple receptions rooms, three bathrooms, garage, off road parking and close proximity to local schools, shops and amenities. The property is entered via a double glazed door opening into the entrance hallway with staircase leading to the first floor landing and doorways to the cloakroom/WC, study, lounge, kitchen and dining room. The cloakroom/WC has been fitted with a two-piece suite comprising WC and wall hung wash handbasin. The study is a generous sized room with fitted units and a bespoke sauna which has been custom designed and installed by BOS Leisure Ltd. From the study a door leads to a store room which houses the lift. Controls are positioned in both this room and the first floor bedroom to allow transportation between floors. The lift has a secure frame allowing ample space for wheelchair users. Off the study lies the remainder of the garage with up and over door, power, light and shelves for storage. The lounge is generous in size with featured gas fire and double doors leading out to the conservatory which spans the full width of the house and also has access from the kitchen. The dining room has a window to the front and is currently used as an additional bedroom on the ground floor and benefits from underfloor heating. The kitchen/breakfast room has been fitted with a range of base, wall and drawer units, complemented by granite work surfaces comprising; sink unit with swanneck mixer tap, integrated fridge, freezer, dishwasher, high level double oven and gas hob with extractor fan overhead. There are tiled splashback's, porcelain tiled flooring with underfloor heating, an island with seating and provides extra storage units and power, double glazed window, door to utility room and double doors leading to the conservatory. The utility room is laid to the same porcelain tiled flooring and has matching units with granite work surfaces over, a wall hung Ideal combi boiler and space for washing machine and tumble dryer. The conservatory is a fantastic space which runs the whole width of the property and benefits from air conditioning, underfloor heating and double doors that lead out to the

rear garden. The stairs and to the first floor landing are finished with Karndean flooring, there are doorways to two storage cupboards, all five bedrooms and to the en-suite bathroom/wet room. Bedroom one is a generous sized room with fitted wardrobes, fitted storage furniture, two windows to the front aspect and a door leading into the en-suite. The en-suite has been fitted with a three-piece suite comprising; shower cubicle with a multi jet thermostatic shower, wash handbasin and WC. There are fully tiled walls and a double glazed window. Bedroom two is a large double room with window to the front, lift accessible from downstairs, built in walk-in wardrobe with plenty of hanging and storage space and door to the en-suite. The en-suite has been fitted with a panelled bath, wash handbasin, WC and a wet room shower. Bedroom three is a double room with fitted wardrobes and matching fitted chest drawers, over bed storage and a dressing table. There is a vanity unit with a wash handbasin set and a door leading to a

Jack and Jill bathroom. The bathroom has been fitted with a panelled bath with a thermostatic shower over and a WC. There is a window to the rear. Bedroom four is a further double room with window to the rear. There are built-in wardrobes and matching chest of drawers. An archway leads to a vanity unit with wash handbasin, fitted mirror and door leading into the Jack and Jill bathroom. Bedroom five is a good sized room with a window to the rear. The property is approached by a tarmac driveway allowing off road parking for multiple vehicles with a garage with an up and over door. The front garden is laid to lawn with mature shrubs and a pathway allowing side access to the rear. The rear garden is low maintenance and laid to patio with ramps allowing access to all areas. A wheelchair swing is positioned in the garden along with a storage shed. Viewings on the property are highly recommended.





Directions

From the town centre travel along Park Street and follow this road for approx. 2 and a half miles bearing left at the traffic lights onto the Broadlands development. At the second roundabout bear left and take the next immediate right, follow this road for approx. 500 meters where Gelli wen will be found on the left hand side, the property will be found on your left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by
appointment through
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105024_434 RW Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 Click when introduced CF31 1LH	Energy rating C	Valid until: 30 September 2034
Certificate number: 6205-0089-0322-4495-2142		
Property type: Detached house		
Total floor area: 205 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 60

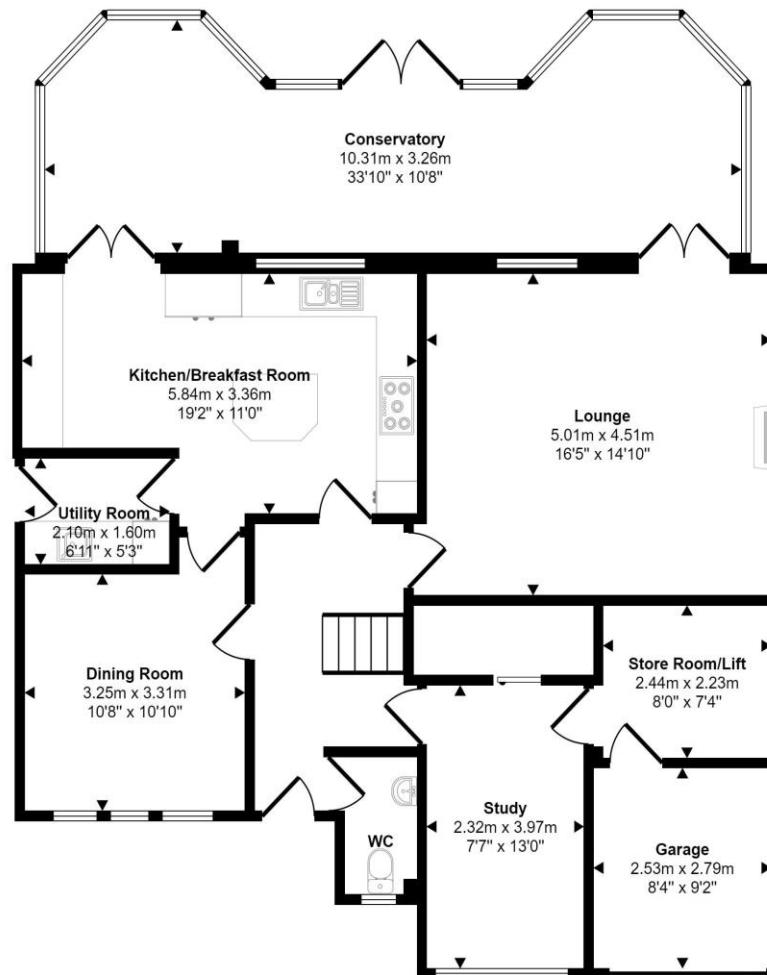
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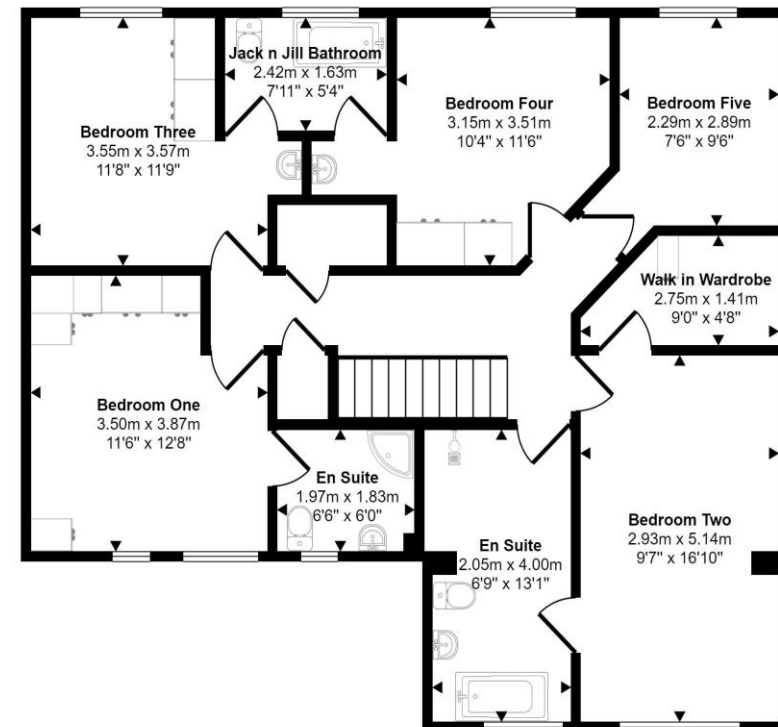
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
221 sq m / 2384 sq ft



Ground Floor
Approx 127 sq m / 1364 sq ft



First Floor
Approx 95 sq m / 1020 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.

