

**hrt**  
herbert r thomas

9 Carn Wen  
Bridgend, CF31 5BW

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## 9 Carn Wen

Asking price **£339,950**

Situated in the highly sought after Broadlands development, within close proximity to local shops, amenities and Newbridge Playing Fields is this generous four bedroom detached property.

Four bedroom detached

Sought after Broadlands development

Two en-suites

Close proximity to local shops and amenities

Garage with power and off road parking

Generous garden

Ideal family home

Viewing is highly recommended





This well presented family home on the Broadlands development offers generous garden space, fully powered garage with driveway and two bedrooms with en-suites. The property is entered via a partly glazed composite door into an entrance hallway with laminate flooring, staircase rising to the first floor landing and doorways to the study, lounge and kitchen. The study is a practical room with multi use potential. There is a continuation of flooring from the entrance hallway and a double glazed PVCu window to front. The lounge is a generous sized room with feature electric fireplace, wooden double doors through to the dining room and double glazed sliding doors to rear leading out to the garden. The kitchen has been fitted with a matching range of base and eye level units with a rolled worktop space over. There is a ceramic sink with mixer tap, integral dishwasher, fridge/freezer, cooker with four gas hobs and

complimentary extractor fan overhead, double glazed PVCu window up to front, useful under the stairs storage cupboard and featured archway leading through to the utility. The utility room has a matching range of base and eyelevel storage as the kitchen with space for one appliance, newly installed partly glazed composite door to driveway, doorway to cloakroom and opening to dining room. The downstairs cloakroom has been fitted with a two piece suite comprising; low-level WC and pedestal and basin unit with half tiling to walls. The dining room is a good sized room with the double door to the lounge and a large PVCu window overlooking the garden.

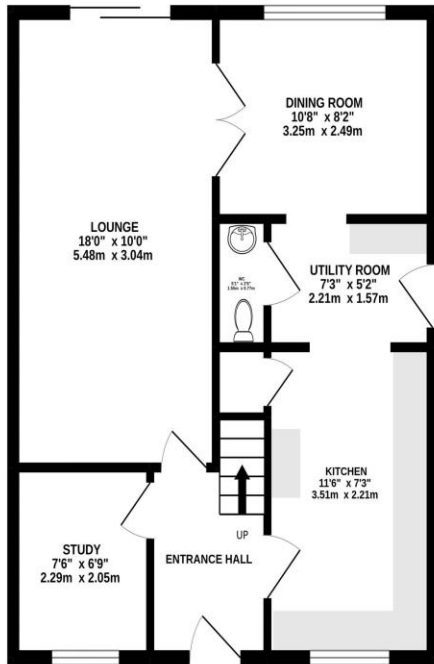
To the first floor landing there is a loft inspection point and doorways to all four bedrooms, family bathroom and airing cupboard. The master bedroom is a good sized

double room with built-in double wardrobe, a double glazed window to front and hallway through to the en-suite. The en-suite has been fitted with a three-piece suite comprising; corner shower with sliding doors, low-level WC and pedestal hand basin. There is an obscure glazed window to front, half height tiling to walls and full tiling to wet areas. Bedroom two is another good sized double bedroom which benefits from built-in wardrobe space, double glazed window overlooking the garden an opening to an en-suite. The en-suite has been fitted with a three piece suite comprising; corner shower, low-level WC and pedestal wash hand basin. Bedroom three is a well proportioned room with a double glazed window to and a built-in wardrobe. The family bathroom has been fitted with a three-piece suite comprising; low-level WC, pedestal wash hand basin and panel bath with shower overhead. There are fully tiled walls and obscure glazed window to side. Bedroom four is a good sized single bedroom with a double glazed window to front.

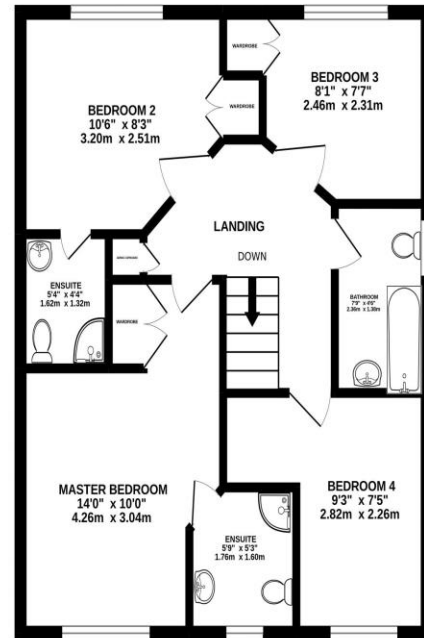
To the front of the property is small chippings area with path to entrance and driveway to side allowing off-road parking ahead of the garage which is fully powered. To the rear of the property is a good sized enclosed garden that generously continues past the garage for additional garden space. The garden also features a wooden summer house and separate shed.

Viewings are highly recommend.

**GROUND FLOOR**  
526 sq.ft. (48.9 sq.m.) approx.



**1ST FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 5.0/2007





## Directions

Entering the Broadlands estate from the A48 at the first round about turn right, follow this road taking the first right hand turning onto Greystones. Follow this road as it meanders up the hill, passing the large self-build properties on the right hand side. Turn right onto Bryn Dryslwyn and follow this road for approximately 100 yards taking the first right into Carn Wen. Proceed to the head of the cul-de-sac where the property will be found on the right hand side.

## Tenure

Freehold

## Services

Council Tax Band E  
EPC Rating C

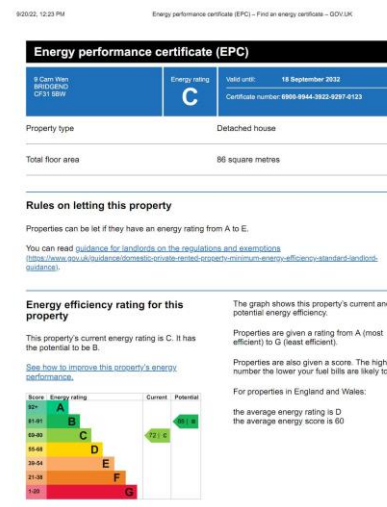
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