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7 Parc Bronhaul
Broadlands, Bridgend, ,
CF31 5EP

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7 Parc Bronhaul

Asking price **£475,000**

Executive style four bedroom detached property in a sought after location on the Broadlands development.

Spacious four double bedroom detached property

Multiple reception rooms

Social kitchen/diner

Conservatory

Two en suite bedrooms

Built in wardrobes to all four bedrooms

Double garage & parking for multiple vehicles

Wrap around gardens





This spacious detached four double bedroom property is situated on a generous plot with double garage and wrap around gardens. The executive style home benefits from multiple reception rooms, a social kitchen/diner with generous island and separate utility room and conservatory to the rear. The property boasts two en suite bedrooms, the main with additional dressing area. All bedrooms are double in size and all feature built in wardrobes. Four piece family bathroom. Parc Bronhaul is a popular part of Broadlands which backs onto woodland behind. The property is within walking distance of all the local amenities and only a short drive from the A48 allowing main routes for commuters.

The front door opens into a generous entrance hall laid to wooded flooring with the staircase leading to the first floor with under stairs storage cupboard and additional space saving shoe storage. Double doors lead to the lounge and additional doors lead to the dining room, kitchen/diner and cloakroom/WC.. The lounge has a continuation of the wooden flooring, a central feature fireplace and spans the full depth of the property with bay window to the front and a set of French doors to the rear leading into the conservatory. There is a versatile separate dining room that could be a great play room or home office, with a bay window to the front and a door directly into the kitchen. The kitchen is a fantastic room laid to tile with a range of base, wall and drawer units with matching central island and complementary work surfaces over and comprises of a 1.5 bowl sink unit, built-in double oven, microwave, wine chiller and five burner gas hob. There is plenty of room for a family sized table, space for a dishwasher, an American fridge/freezer and additional cupboards around the fridge area. There are windows to the side and rear, along with French doors leading into the conservatory and a door to the utility room. The utility room houses the wall hung Ideal classic boiler and has a range of base and wall units with work surfaces over. There is a 1.5 bowl sink unit, space for a washing machine and tumble dryer and a door out to the back garden. The cloakroom/WC is fitted with a two piece suite comprising of a WC and pedestal wash hand basin and finished with panelled walls. Finally, the conservatory is a generous room accessed from both the lounge and kitchen. The room has tiled flooring, dwarf walls, windows and French doors to the rear garden.

To the first floor, the stairs and landing are carpeted and there are doors to all four bedrooms and the family bathroom. An airing cupboard is located on the landing and houses the hot water tank with storage above. The main bedroom laid to laminate flooring, is positioned at the rear of the property and is a generous double room with pitched ceiling, dressing area with two sets of double built in wardrobes, a window to the side and a door through to the ensuite shower room. The en suite is part tiled and is fitted with a double shower cubicle with a thermostatic shower over, a pedestal wash hand basin, separate WC, shaver point, fitted mirror and a window to the side. Bedroom two is a double room with window to front aspect, built in wardrobes and benefits from an additional en suite shower room. The en suite is part tiled, has a window to the front and is fitted with a double shower cubicle with thermostatic shower, WC and pedestal wash hand basin. Bedroom three is another generous double room laid to carpet with window to the front and built in wardrobes. Bedroom four is a double room with window to the rear, built-in double wardrobes, fitted carpet and loft hatch giving access to the roof space. The family bathroom is fitted with a four piece suite comprising of a panelled bath with an off tap shower

attachment, separate WC, pedestal wash hand basin and a shower cubicle with thermostatic shower. The flooring is tiled and there is a window to the rear. The property sits on a generous corner plot with double driveway leading to a double garage.

The tarmac driveway allows parking for two cars with an area of chippings providing additional off road parking for more vehicles. The garage comes complete with power, light and a personal door to the rear. The rear garden has a deck area leading from the property.

The garden is laid to artificial grass with raised sleeper borders and a storage shed. There is a patio area and the remainder of the garden wraps around the garage at the rear and side. The generous plot backs onto woodland behind. Side access.





Tenure

Freehold

Services

All mains services
Council Tax Band
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From Bridgend town centre proceed along Park Street and Bryntirion Hill. At the traffic lights turn left into the Broadlands development. Proceed over the first roundabout, at the second roundabout take the third exit. Follow this road to the next roundabout taking the first left hand turning, take the first right into Parc Bronhaul. Follow the road as it bears left and left again where the rear of number 7 will be found at the end of the cul-de-sac on your right

Viewing strictly by appointment
through Herbert R Thomas

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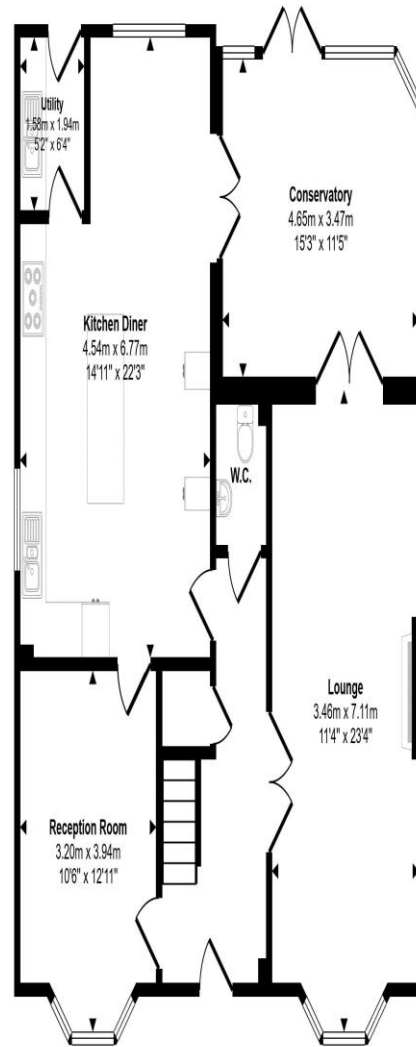
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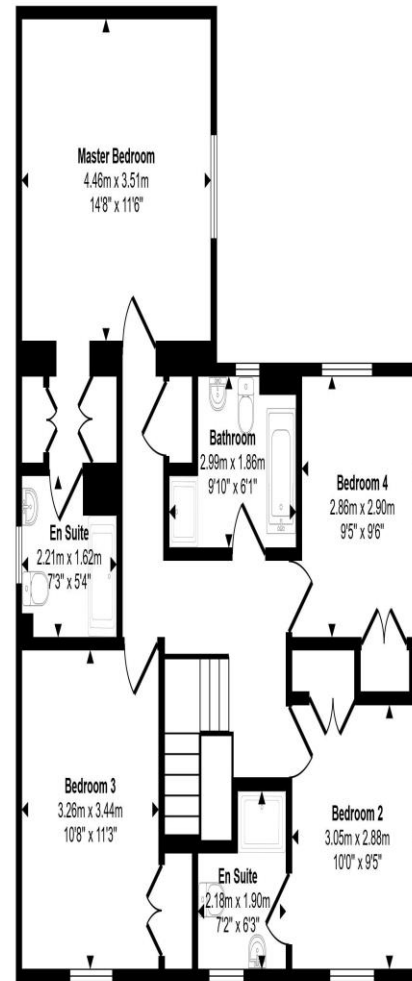
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



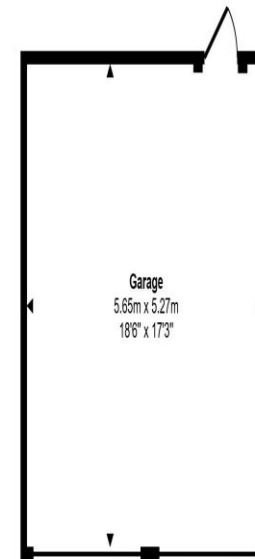
Approx Gross Internal Area
207 sq m / 2232 sq ft



Ground Floor
Approx 99 sq m / 1063 sq ft



First Floor
Approx 79 sq m / 849 sq ft



Garage
Approx 30 sq m / 320 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.

