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22 Lowland Close

Broadlands,
Bridgend,

,
CF31 5BU

22 Lowland Close

Asking price **£365,000**

Situated in the sought after Broadlands development, moments away from local school, shops, amenities and cut through to local playing fields is this well presented four bedroom detached property on a corner plot with fully enclosed garden and off road parking and detach garage.

Charming four bedroom detached property

Garage with gated driveway

Three reception rooms

Walking distance of local school, shops and amenities

Sought after Broadlands development

Close proximity to Newbridge Playing Fields and Bridgend Town Centre,

Three bedrooms with built-in wardrobes

Main and second bedroom ensuites

Immaculately presented

Great commuter access by Junction 36 of the M4 and bus links





This immaculately presented four bedroom detached property with two ensuite bathrooms, three reception rooms and spacious kitchen is situated in the popular Broadlands development close to local amenities, great transport links and commuter access via junction 36 of the M4. The property is entered via a composite door into an spacious entrance hallway with doors to the lounge, kitchen, dining room, study and WC. The lounge is an impressive sized reception room with a feature fireplace and twin double glazed windows to the front allowing natural light to pour into the space . The kitchen is fitted with a matching range of base and eye level units with square worktops and comprises of a sink with swanneck mixer tap, integral fridge freezer and dishwasher, space for washing machine and cooker with complementary extractor fan overhead. There are sleek splashback tiles , tiled flooring and useful storage cupboard beneath the stairs with a composite door given access onto the driveway. The dining room is another generous sized reception room with double glazed UPVC French doors that out to the garden. The WC is fitted with a two piece suite comprising of a low-level WC, vanity wash hand basin and tiled flooring. To the first floor landing there is a loft inspection point and doors to the four bedrooms, family bathroom and airing cupboard . The main bedroom is an impressive sized double room laid to carpet with built-in wardrobes, dual aspect double glazed UPVC windows one overlooking the garden and a door into an ensuite. The ensuite is fitted with a three-piece suite comprising of low-level WC, pedestal wash handbasin and corner shower suite with sliding doors and waterfall showerhead and obscure glazed

window to the rear. Bedroom two is another good sized double room laid to carpet with a double glazed window to the front, built-in wardrobes and door to another ensuite. The ensuite currently set up as a wet room is fitted with a three-piece suite comprising of a low-level WC, pedestal wash and basin and walk-in Electric shower, fully tiled walls and obscure glazed window to the front. Bedroom three is a well proportion single bedroom benefitting from built-in wardrobes and laid to vinyl flooring with a double glazed window to the rear overlooking the garden. Bedroom four is another good sized single bedroom laid to carpet with dual aspect double glazed windows to the front and side. The family bathroom is fitted with a three-piece suite comprising of a low-level WC, pedestal

wash handbasin, panel bath with half tile walls, vinyl flooring and a obscure glazed window to the side. To the front of the property is a wraparound garden laid mostly to chippings with gated driveway allowing for ample off-road parking ahead of the detached garage which benefits from a power supply. The hedge follows the boundary corner allowing for added privacy and a green outlook from the reception room rooms with stepped pathway to the property entrance. To the rear of the property is a fully enclosed garden laid mostly to lawn with patio area, ample room for garden furniture and features an outside tap and gated access onto the driveway.





Tenure

Freehold

Services

All Mains Services

Council Tax Band E

EPC Rating C

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------------------|--|--|--------|---|-------|---|-------|---|-------|---|-------|---|-------|---|------|---|---|--|---------|-----------|------|------|
| 22, Lowland Close Bridgend CF31 5BT | Energy rating C | Valid until 18 July 2026 | Certificate number 9004-5114-9629-2867-7363 | | | | | | | | | | | | | | | | | | | | |
| Property type Detached house | Total floor area 102 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance . | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is C. It has the potential to be B. | | 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. | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency. | | For properties in England and Wales: the average energy rating is D the average energy score is 60 | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>91-100</td><td>A</td></tr> <tr><td>81-90</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table> | | Score | Energy rating | 91-100 | A | 81-90 | B | 69-80 | C | 55-68 | D | 39-54 | E | 21-38 | F | 1-20 | G | <table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>74 C</td> <td>87 B</td> </tr> </tbody> </table> | | Current | Potential | 74 C | 87 B |
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<https://find-energy-certificate.service.gov.uk/energy-certificates/9004-5114-9629-2867-7363?property=16060026>

Directions

Directions from Junction 35 of the M4 to CF31 5BT: 1. Exit the M4 at Junction 35 and take the A473 towards Bridgend. 2. Continue on the A473 for approximately 4 miles. 3. At the roundabout, take the second exit to stay on the A473,. 4. At the next roundabout, take the second exit onto Broadlands Boulevard. 5. Continue straight, take the third exit onto Carreg Llywydd. Then turn right onto Greystone. Take the third right onto bryn dreslwyn an follow the road round and turning left to Lowland Close . The property will be found on the right hand side

Viewing strictly by appointment
through Herbert R Thomas

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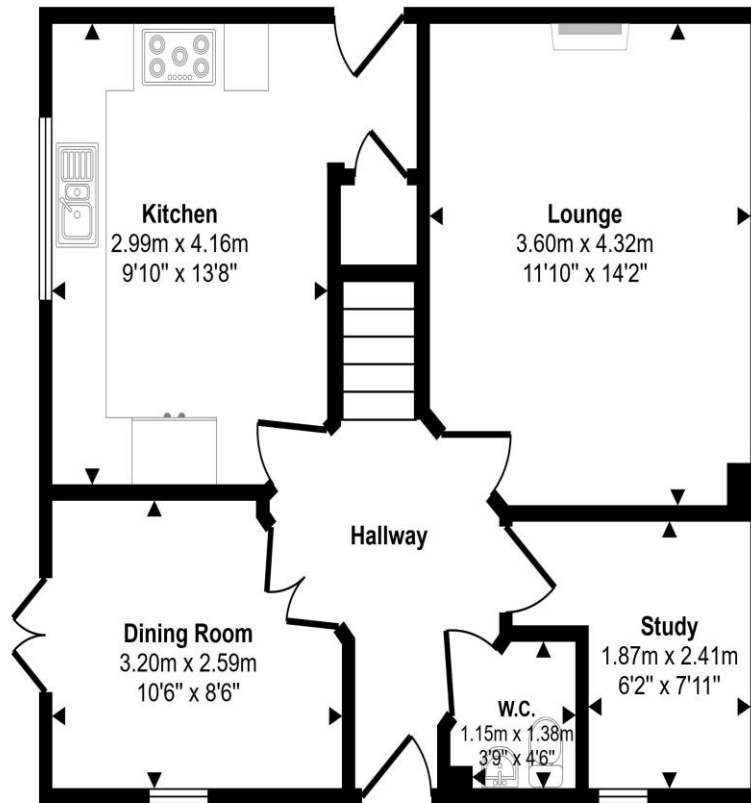
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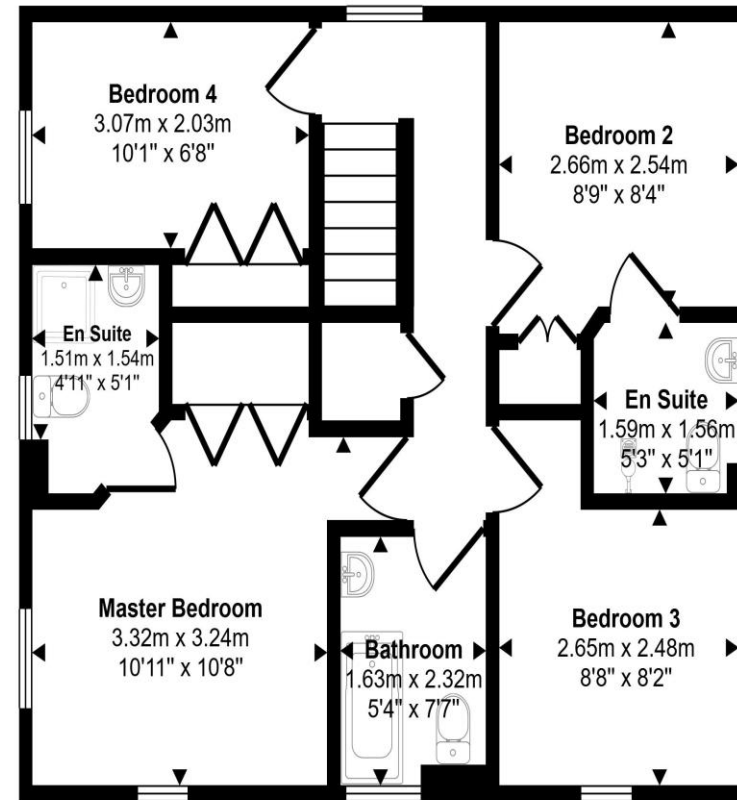
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
108 sq m / 1165 sq ft



Ground Floor
Approx 54 sq m / 579 sq ft



First Floor
Approx 55 sq m / 587 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.

