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herbert r thomas

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13 Llwyn-Y-Groes
Broadlands,
Bridgend,
CF31 5AJ

13 Llwyn-Y-Groes

Asking price **£425,000**

Spacious four bedroom detached property with bespoke outdoor office and double garage located in a sought after part of Broadlands.

Spacious four bedroom detached property

Corner plot with double garage

Bespoke outdoor office/studio, fully equipped with power & light

Two reception rooms plus a conservatory

Kitchen/breakfast room with separate utility room

Highly regarded area





This executive four bedroom detached property lies on a corner plot within the Redrow development of Broadlands. Built in 2000, the spacious home offers two reception rooms, a kitchen/breakfast room with separate utility and the addition of a conservatory to the ground floor. There are four generous bedrooms, the main complete with built in wardrobes & en suite and the family bathroom. Nestled amongst woodland, the property benefits from a double garage, driveway parking and well stocked gardens with the bonus of a bespoke built outdoor office/studio at the rear. Llwyn Y Groes is situated on the edge of the development just off Bryntirion Hill and within walking distance of the Broadlands Precinct which is filled with local shops and amenities.

The property is entered via a double glazed door opening into the carpeted entrance hallway with a staircase to the first floor, a handy storage cupboard ideal for coats and shoes and doors to the lounge, kitchen/breakfast room and cloakroom/WC. The lounge is a spacious room with a window to front aspect, a central fireplace and double doors through to the dining room. The dining room is another generous sized room with plenty of space to house a 6/8 seater table and has sliding patio doors through to the conservatory. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and comprises of integrated fridge/freezer and dishwasher, a high-level double oven, gas hob and extractor fan above. French doors join the conservatory and there is a door to an under stairs storage cupboard and opening to the utility room. The utility allows space for a washing machine and tumble dryer and houses the wall hung Main combi boiler and has a double glazed door to the side. The conservatory has dwarf walls and windows surrounding all sides with doors leading out to the garden. The ceiling has been changed to an insulated, tiled roof allowing the room to be more universal. The cloakroom is fitted a two piece suite comprising of a pedestal wash hand basin and WC with splash back tiling and circular window to the front.

To the first floor the stairs and landing are carpeted and there are doors to all four bedrooms and family bathroom and a large airing cupboard with chrome towel rail allowing plenty of space for towels and bedding. There is a loft hatch allowing access to the attic which is boarded with a pull down ladder. The main bedroom lies at the front of the property and is a spacious double room with built in wardrobes and door to the en suite. The en suite is fitted with a shower cubicle, wash hand basin and WC with part tiled walls, chrome towel rail and window to the side. Bedroom two is a generous double room with built in wardrobes and window to the front. Bedroom three is a further double room with space for wardrobes and window to the rear overlooking the garden. Bedroom four lies at the rear and is currently used as an office. The family bathroom comprises of a three piece suite with a panelled bath, wash hand basin and WC. The walls are part tiled with a window to the rear.

The property is approached by a shared driveway and a double width drive allows off road parking for the property along with a double garage which benefits from power, light and a personal door to the side. A path leads to the front door through a well-stocked garden filled with beautiful trees and shrubs. There is side access to the rear garden with a patio leading from the property and an additional area of decking. The garden is laid to lawn with pathway leading to the bespoke built outdoor office/studio that was designed as a lockdown project, the outbuilding has become a fantastic office space with French doors, and window to the side. The room is fully equipped with power and light.





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.

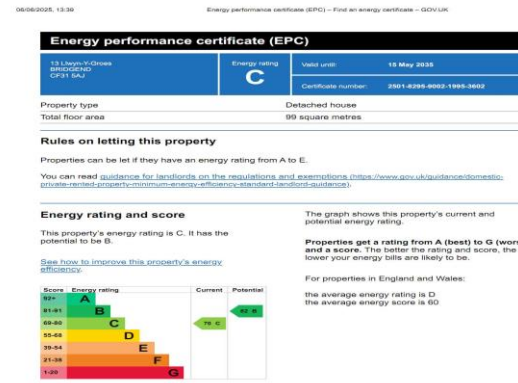
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



Directions

From our office follow Derwen Road North turning left onto the dual carriageway. At the next roundabout turn left onto Tondy road. At the traffic lights turn right onto Park Street. Follow the road up Bryntirion Hill to the traffic lights and turn left onto the Broadlands Estate. Turn left at the first roundabout and then left again onto Llwyn Glas. Take the first left into Llwyn-Y-Groes where the property will be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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herbert r thomas

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

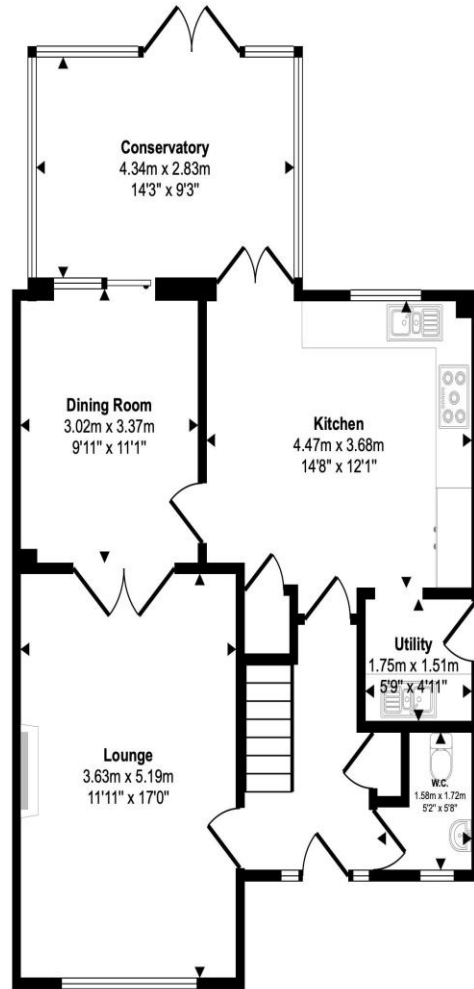
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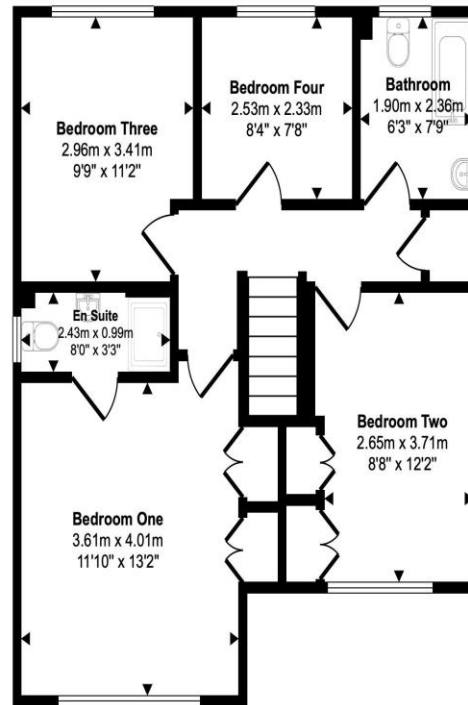
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



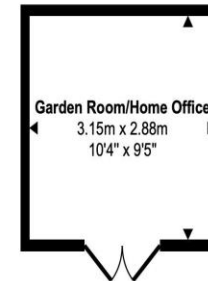
Approx Gross Internal Area
167 sq m / 1792 sq ft



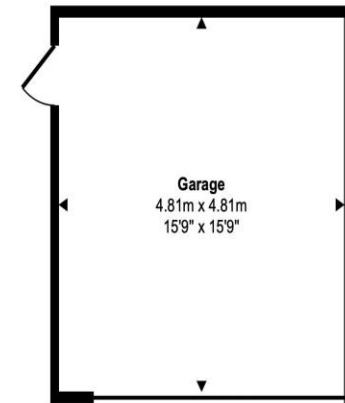
Ground Floor
Approx 73 sq m / 786 sq ft



First Floor
Approx 61 sq m / 659 sq ft



Garden Room
Approx 9 sq m / 97 sq ft



Garage
Approx 23 sq m / 249 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.

