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21 Rhodfa Cnocell Y
Coed
Broadlands,
Bridgend,
CF31 5FS

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Asking price **£395,000**

Beautifully presented four bedroom detached property with multiple reception rooms, detached garage & off road parking for multiple vehicles.

**** Check out the 360 virtual tour ****

Beautifully presented four bedroom detached property

Two reception rooms plus separate study

Spacious kitchen/breakfast room with integrated appliances

Landscaped rear garden with outside power points and tap

Detached garage & driveway parking for multiple vehicles

1592 Sq Foot





This beautiful four bedroom detached property is located on the popular development of Broadlands. Built in 2012, the spacious property benefits from two reception rooms plus a separate study to the ground floor. There is also a generous sized kitchen/breakfast room with fully integrated appliances. Outside, the property has a landscaped rear garden, detached garage with power and light and parking for multiple vehicles. The property lies off a private driveway shared with just four properties and set amongst woodland. A nearby pathway allows access to all the amenities within the Broadlands Precinct.

The property is entered via a double glazed door opening into the entrance hallway with a staircase to the first floor, a handy storage cupboard - ideal for coats and shoes, an additional under stairs storage cupboard and doors to the lounge, kitchen/breakfast room, study and an opening flows through to the dining room. Tiled flooring flows through to the kitchen. The lounge is a dual aspect room with window to the front and French doors at the rear opening onto the patio. Opposite the lounge lies the study which is a great additional room, currently used as a playroom, with laminate flooring and a window to front aspect. The open plan dining room sits in the middle of the property just off the hallway next to the kitchen with a window to the side. The room could easily be separated by adding double doors. The Kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and include an integrated fridge/freezer, washing machine and dishwasher, high level oven surrounded by units and a four burner gas hob with extractor. There is a ceramic 1.5 bowl sink unit with chef's tap, windows to the side and rear and a double glazed door leading out to the garden. An Ideal Logic wall hung boiler is located in the kitchen, concealed in a cupboard. The spacious room offers plenty of space for a table and chairs. The cloakroom completes the ground floor and comprises a two piece suite; a pedestal wash hand basin and separate WC. There is a window

to the side, the walls are part tiled and the flooring continues from the hallway.

To the first floor the stairs and landing are carpeted and there are doors to all four bedrooms and the family bathroom. The loft hatch is located on the landing and provides access to the attic which is partially boarded and insulated. The generous sized main bedroom is dual aspect with windows to front and rear with plenty of wardrobe space and a door to the en suite. The en suite is fitted with a three piece suite and comprises of a double shower cubicle with thermostatic shower, pedestal wash hand basin and WC. The walls are part tiled with a window to the front and click LVT flooring. Bedroom two is a double room to the rear laid to carpet with windows to the side and rear and plenty of room for wardrobes. Bedroom three is a further double room with a window to the front aspect and fitted carpet. Bedroom four lies to the middle of the property with a window to the side and fitted

carpet. The family bathroom is fitted with a three piece suite and comprises of a panelled bath with off tap shower, pedestal wash hand basin and WC. The walls are fully tiled with a window to the side, fitted mirror and shaver point.

The property is approached by a shared driveway leading to the property. The driveway allows off road parking for multiple vehicles and leads to a detached garage with up and over door, power and light. The front is surrounded by woodland with steps leading to the front door and a side gate to the rear. The rear garden has a patio area leading from the property.

The garden is mostly laid to lawn with a decked area at the top which houses a children's summer house. The garden is a generous size, surrounded by wooden feather edge fencing.





Tenure

Freehold

Services

All mains services
Council Tax Band F
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

Enter Broadlands from Bryntirion Hill and as you reach the first roundabout take the third exit. Head to the next roundabout and take the second exit. Follow the road down the hill and continue until you see Rhodfa Cnocell Y Coed on the left hand side. Go straight ahead and follow the private drive. The house will be at the bottom on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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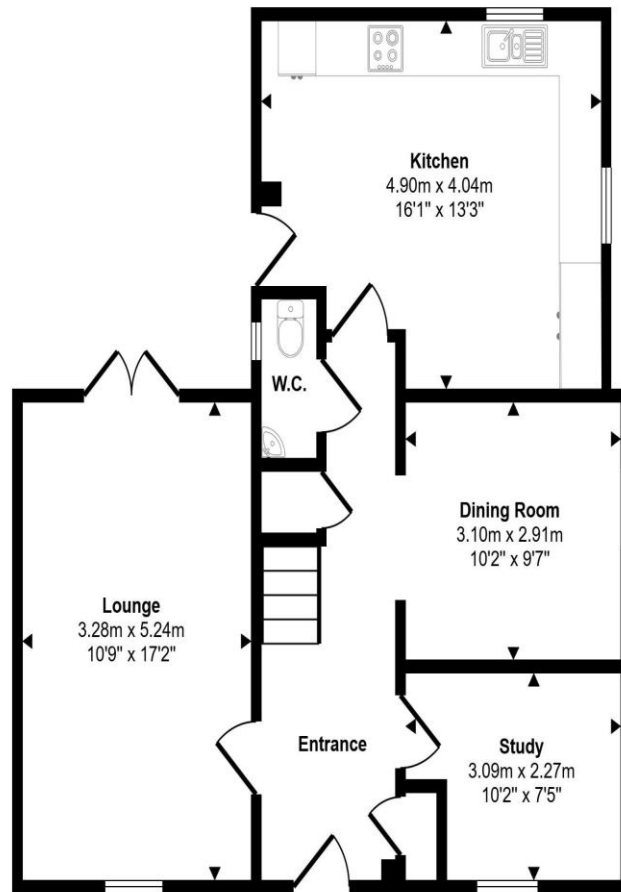
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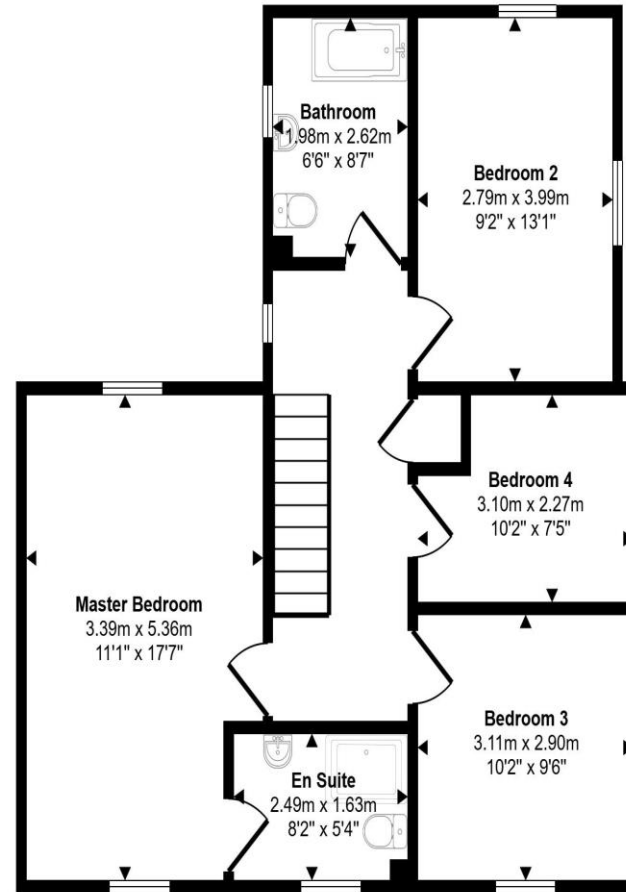
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



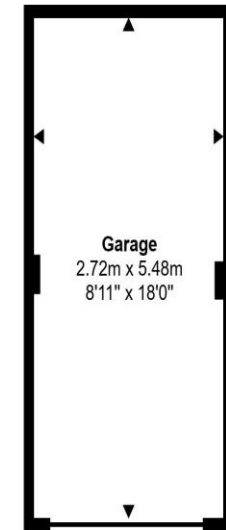
Approx Gross Internal Area
148 sq m / 1592 sq ft



Ground Floor
Approx 66 sq m / 710 sq ft



First Floor
Approx 67 sq m / 722 sq ft



Garage
Approx 15 sq m / 161 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.

