

26 Llys Pentre
Broadlands
Bridgend County
CF31 5DY

£335,000



- Four Bedroom Detached
- Master bedroom with newly fitted en-suite
- Recently renovated kitchen
- Lounge and dining room
- Downstairs Cloakroom
- Family Bathroom
- Integral garage with door access from the hall
- Garden is decked with a beautiful seating area with pagoda
- Situated in the popular broadlands estate
- Close to M4 and Bridgend Coastline

Ref: PRA10238

Viewing Instructions: Strictly By Appointment Only



General Description

Stunning four-bedroom detached family home in sought-after Broadlands, Bridgend. Property benefits a stunning newly renovated kitchen/breakfast room with utility area in the integral garage, Cloakroom, Lounge/ Dining room and double doors out to a beautiful loved garden. To the first floor four bedrooms including a master with newly renovated en-suite and family bathroom. There is a beautiful landscaped garden with deck area from the french doors and lovely seating area under the enclosed pagoda for day and evening entertaining and off road parking. Close to amenities and excellent transport links. Don't miss out on this exceptional opportunity to view this stunning home. Arrange a viewing today with our team 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC door with side aspect window, access to all ground floor rooms and internal door to the garage, beautiful antico flooring, plain walls, textured ceiling and radiator.



Kitchen/ Breakfast Room (18' 2" x 8' 4") or (5.53m x 2.55m)

Stunning newly renovated kitchen with a large range of wall and base units in a beautiful grey, plain walls and ceiling with spot lights, complimentary work top, tile splash back, composite sink and mixer tap, integrated dishwasher and fridge freezer, wine cooler, double oven and wall units to the rear of the kitchen, gas hob and stainless extractor over, antic flooring and radiator.



Dining Room (9' 01" x 8' 04") or (2.77m x 2.54m)

UPVC double glazed doors to rear aspect, plain walls textured ceiling, laminate flooring, radiator and doors leading out to the deck area which is a lovely seating area.



Lounge (12' 09" x 4' 05") or (3.89m x 1.35m)

UPVC double glazed bay window to rear aspect of this lovely lounge with feature fireplace, plain walls textured ceiling, laminate flooring and radiator.



Cloakroom/w.c

Newly fitted cloakroom with enclosed WC with shelf over, wash hand basin, radiator, amtico flooring, plain walls and textured ceiling.



Landing

Lovely landing with access to all first floor rooms, plain walls, carpet flooring and attic hatch.



Master Bedroom (11' 06" x 10' 08") or (3.51m x 3.25m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring, radiator, double fitted wardrobes and door leading to the en-suite.



En Suite

Newly renovated en-suite, fully tiles walls and floor, enclosed shower cubicle with thermostatic shower, low level WC and wash hand basin, side UPVC double glazed obscure window and towel radiator.



Bedroom Two (12' 07" x 8' 09") or (3.84m x 2.67m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Three (10' 05" x 7' 07") or (3.18m x 2.31m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Four (8' 04" x 7' 04") or (2.54m x 2.24m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



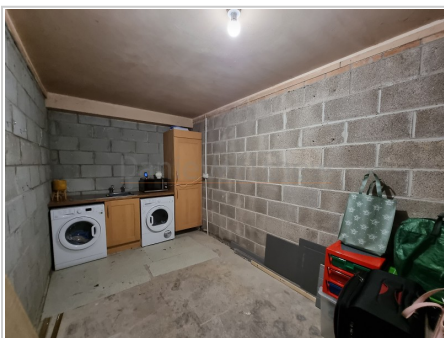
Bathroom

Family bathroom comprising three piece suite, panel bath with shower mixer tap over, low level WC, wash hand basin, plain walls, tile splash back, tile flooring and rear UPVC window obscured, tile flooring, Radiator and storage cupboard.



Garden

Lovely garden with fence boundary, laid to lawn, beautiful seating area on the deck to the rear of the garden and feature pagoda enclosed with seating for day and night entertaining.



Garage

Integral garage with up and over door, internal door accessed from the hallway, plastered ceiling, plumbing and sink and base units for a useful utility space.

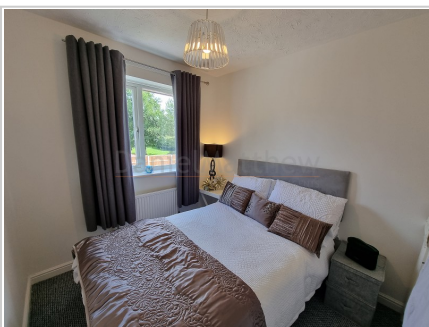
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

Tenure

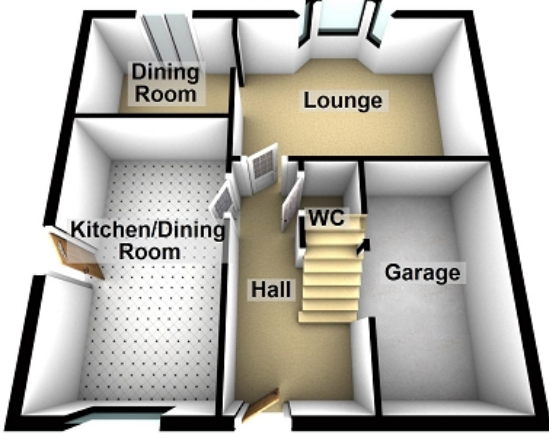
We are informed that the tenure is Freehold





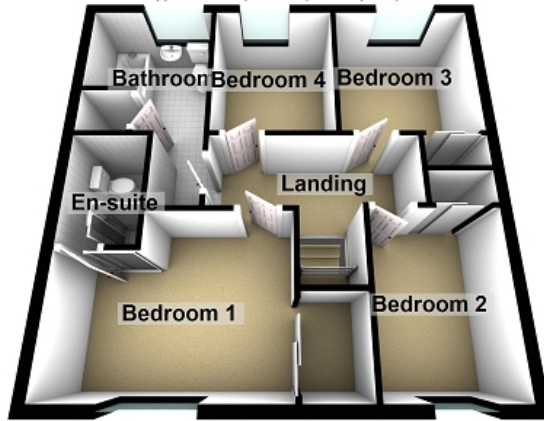
Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.