

35 Lllys Eglwys  
Broadlands  
Bridgend County  
CF31 5DT

£229,950



- Three Double Bedroom Semi Detached
- Two Reception Rooms
- Cloakroom
- South Facing Garden
- Ensuite
- Part Garage
- Off Road Parking
- Great Location
- Must Be Viewed

Ref: PRA10552

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* Three Double Bedrooms \*\*\* Daniel Matthew Estate Agents are pleased to offer for sale this three double bedroom semi detached property, situated in the popular location of Broadlands. Property comprises hallway, cloakroom, lounge/diner, kitchen and study (converted area at the back of the garage). To the first floor three double bedrooms with ensuite to master and family bathroom. Further benefits front and rear south facing garden, reduced size garage, driveway with space for three vehicles. Close to M4 corridor, local schools and amenities. Highly recommended for viewing's, please contact a member of our team 01656 750764.

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## Accommodation

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### Entrance

Enter through a composite door, textured and coved ceiling, plain walls, laminate flooring, radiator, stairs to first floor, doors leading to all ground floor rooms.



### Cloakroom/w.c

Textured ceiling, vinyl flooring, low level WC, wall mounted wash hand basin, tiled splashback, radiator.



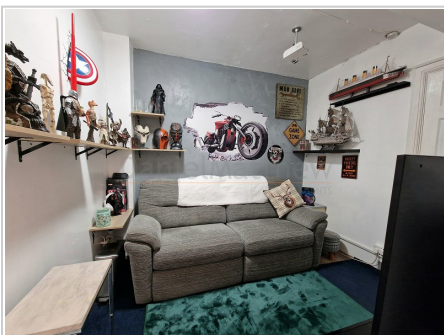
### Lounge (17' 9" x 13' 0") or (5.41m x 3.96m)

UPVC double glazed window to rear aspect, patio doors leading to rear garden, textured and coved ceiling, laminate flooring, fire surround with electric fire, radiator.



### Kitchen (13' 8" x 6' 3") or (4.17m x 1.91m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with tiled splashback, vinyl flooring, range of matching wall and base units, stainless steel drainer with mixer tap, integrated electric oven and gas hob, space for dishwasher, fridge/freezer, boiler concealed in cupboard.



### Study

Converted area at the back of the garage accessed through the entrance hall, plain ceiling, door leading to storage area at the front of partially converted garage.

## Landing

Textured ceiling, doors leading to three bedrooms and family bathroom, access to loft, airing cupboard housing hot water tank, radiator.



### Master Bedroom (10' 8" x 10' 5") or (3.25m x 3.18m)

UPVC double glazed window to front aspect, textured and covered ceiling, laminate flooring, plain wall, radiator, door to ensuite.



### En Suite

UPVC double glazed obscured window to side aspect, textured ceiling, vinyl flooring, tiled walls, shower cubical with thermostatic shower, low level WC and pedestal wash hand basin, extractor fan.



### Bedroom Two (13' 0" x 8' 8") or (3.96m x 2.64m)

UPVC double glazed window to rear aspect, textured and covered ceiling, plain wall, laminate flooring, radiator.



### Bedroom Three (9' 8" x 8' 8") or (2.95m x 2.64m)

UPVC double glazed window to rear aspect, textured and covered ceiling, laminate flooring, radiator.



### Bathroom

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls with tiled splashback, panelled bath with shower, low level WC and pedestal wash hand basin, radiator.

## Garage

Up and over door, The rear garage has been converted into a study room leaving a reduced garage size. Personal door to rear which leads into the hallway.

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## Outside

Front garden has a tarmac driveway for two vehicles, laid to lawn, wooden side gate.

Rear garden is laid to decorative stone with flower and decorative stone borders, outside tap, shed with electric, patio, electric sun canopy.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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*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.*