

2 Lllys Wen
Broadlands
Bridgend County
CF31 5DZ

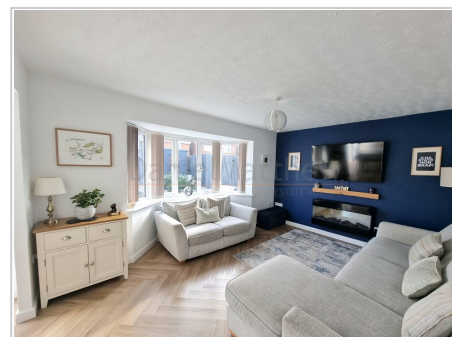
£349,950



- IMMACULATE FOUR BEDROOM DETACHED
- LOUNGE, DINING ROOM AND SECOND RECEPTION ROOM
- BEAUTIFUL KITCHEN
- DOWNSTAIRS WC
- FOUR BEDROOMS WITH MASTER BENEFITED A EN SUITE
- FAMILY BATHROOM
- LANDSCAPED GARDEN
- POPULAR AREA OF BROADLANDS AND CLOSE TO LOCAL AMENITIES AND SCHOOL CATCHMENTS
- NESTED IN A PRIVATE ACCESS DRIVE WITH THREE OTHER HOMES
- MUST TO VIEW (360 TOUR COMING SOON)

Ref: PRA10879

Viewing Instructions: Strictly By Appointment Only



General Description

"IMMACULATE FOUR BEDROOM DETACHED " Stunning four-bedroom detached family home in sought-after Broadlands, Bridgend. Nestled down a private access with three other executive homes. Property benefits a stunning Kitchen, Lounge, Dining room, Second Reception Room and WC. To the first floor four bedrooms including a master with en-suite and family bathroom. There is a beautiful landscaped garden which is perfect for families and entertaining, 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

Enter via composite door into a modern hallway with luxury vinyl tile flooring, plain walls, textured ceiling, radiator, access to staircase and ground floor rooms.



Kitchen

Beautiful kitchen with a large range of wall and base units in a beautiful white, plain walls and ceiling with spot lights, complimentary work top, tile splash back, composite sink and mixer tap, integrated dishwasher, space for a large fridge freezer, integrated oven, gas hob with extractor over, tile flooring, modern radiator, UPVC double glazed window to front aspect and UPVC double glazed door to side aspect, rear worktops with space for a washing machine, boiler housed in a cupboard.



Lounge

UPVC double glazed window to front aspect, plain walls, textured ceiling, luxury vinyl tile flooring, radiator, alcove for storage.



Dining Room

Beautiful Bi fold doors to rear aspect, plain walls, textured ceiling, luxury vinyl tile flooring, radiator and doors out to the beautifully landscaped garden.



WC

Plain walls, textured ceiling, lamiate flooring, part tile walls, low level wc, pedestal wash hand basin and radiator.



Reception Room

UPVC double glazed window to front aspect, plain walls, plain ceiling, vinyl flooring.



Landing

Landing leading to first floor rooms. plain walls, textured ceiling and carpet flooring.



Bedroom One

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

En suite comprising of three piece suite shower enclosure with thermostatic shower, low level WC, wash hand basin, plain wall and tile walls , vinyl flooring and side UPVC window obscured and radiator.



Bedroom Two

UPVC double glazed window to front aspect, plain walls, textured ceiling, laminate flooring, radiator, alcove for storage.



Bedroom Three

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring, radiator, double fitted storage.



Bedroom Four

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring, 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, vinyl flooring, Radiator and storage cupboard.



Outside

FRONT- Private drive access with four properties in a quiet cul de sac with drive, laid to gravel and side gate access.

REAR- Beautiful landscaped garden with a sweeping laid to patio, laid to Astroturf, border with decorative stones and mature shrubs, space for a shed, side gate access, bespoke barbecue and pizza oven which is perfect for entertaining.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

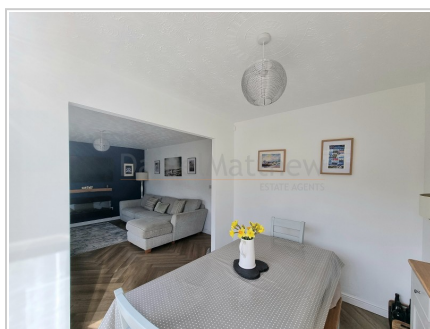
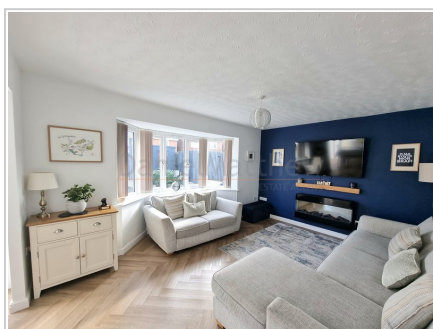
Ground Rent

Service Charge

Council Tax

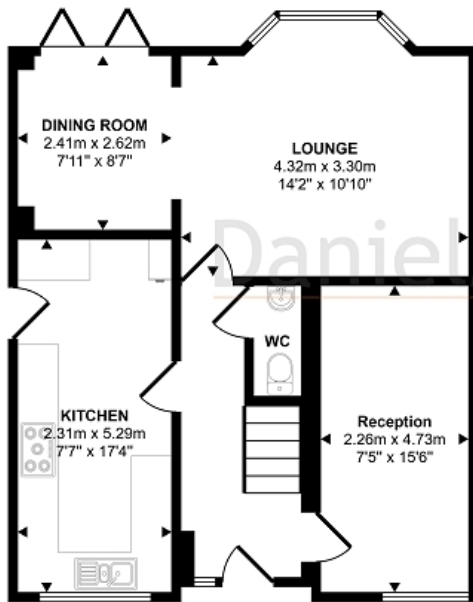
Band Not Specified

Deposit: £0.00

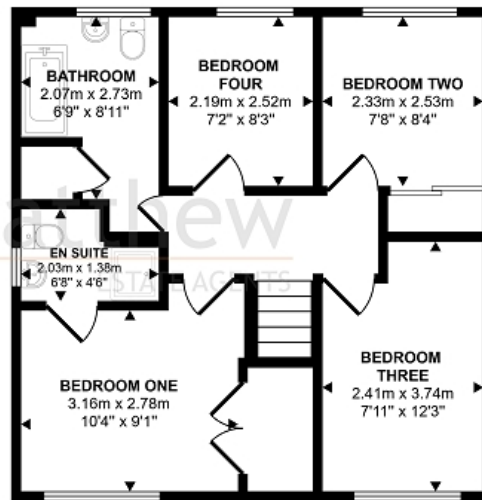




Approx Gross Internal Area
105 sq m / 1131 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft



First Floor
Approx 49 sq m / 528 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.

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.