



Fairplace Close

Broadlands, Bridgend, CF31 5BY

£290,000



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Popular location of Broadlands and on a pleasant cul de sac, you will find this delightful three bedroom detached house, where viewing is highly recommended to be fully appreciated.

The ground floor features a welcoming entrance hall, downstairs cloakroom/w.c., attractive lounge with feature bay window and offering a well-appointed kitchen/dining area and utility room, providing ample room for both relaxation and entertaining. First floor offers family bathroom and three spacious double bedrooms, including master bedroom complete with an en-suite.

The property benefits from a converted garage, offering additional storage or potential study/play room, parking for three vehicle to the driveway, which also provides EV charger. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Situated close to local shops, wine bars, restaurants, and schools, this home is perfectly positioned for everyday conveniences. Additionally, it is just a short drive to Bridgend town center, where you can explore a wider array of amenities and services.

This delightful three-bedroom home in Fairplace Close is not just a property; it is a wonderful opportunity for family living in a vibrant community. Don't miss the chance to make it your own.

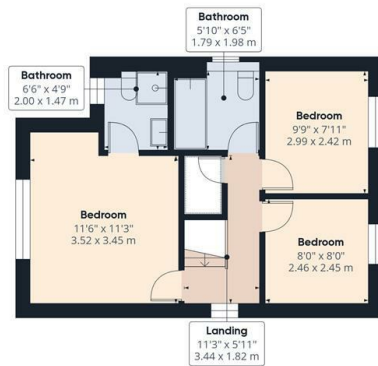




Floor Plan



Floor 0



Floor 1



Mc Hattons

Approximate total area¹⁰
826.33 ft²
76.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

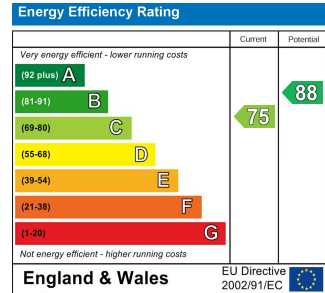
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Area Map



Energy Efficiency Graph



Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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7 Dunraven Place, Bridgend, CF31 1JF

Tel: 01656659262 Email: bridgend@mchattons.co.uk www.mchattons.co.uk