



39, Lowland Close
Bridgend, CF31 5BU

Watts
& Morgan



39, Lowland Close

Broadlands, Bridgend CF31 5BU

£275,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

We are delighted to offer to the market this beautifully presented four bedroom family home situated in the desirable Broadlands development. This town house style property has been reconfigured to offer flexible living accommodation and has been renovated to a high standard throughout. Situated within walking distance to local amenities ,Newbridge Fields and proximity to Bridgend town centre. Accommodation comprises; Entrance Hallway, Kitchen/Dining room, Sitting room, WC. First floor Landing, Lounge & Bedroom Two. Second floor Landing, main bedroom with walk in wardrobe, further double bedroom, single bedroom and a 5-piece bathroom. Externally enjoying a forecourt style front garden, well presented rear garden and a gated private driveway with off road parking for multiple vehicles leading to a single garage. EPC Rating "C".

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 22.1 Miles * J36 of the M4 Motorway - 4.6 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the welcoming entrance Hallway offering hardwood flooring, a staircase to the first-floor Landing and an under stairs storage cupboard. A 2-piece WC serves the ground floor.

The spacious Kitchen/Dining room has been fitted with a range of shaker style wall and base units with solid oak work surfaces. Integral appliances to remain include; 'Stoves' Dual Fuel Range cooker and grill with 7-ring gas hob, 'Hotpoint' extractor fan over microwave, and an integral fridge freezer. Further benefits include; one and a half stainless steel sink, a uPVC window overlooking the rear garden, recessed spotlights and hardwood flooring. A cupboard houses the 'Glow Worm' combi boiler. The Dining area offers pendant lighting, ample space for freestanding furniture, a storage cupboard and a partly glazed uPVC courtesy door providing access to the rear garden.

The Sitting Room is offered to the front of the property and benefits from continuation of the hardwood flooring, ample space for furniture, an open slate fireplace and a uPVC window overlooking the front elevation.

FIRST FLOOR

The First floor Landing offers hard flooring and a uPVC window to the front elevation.

The Lounge is a sizeable reception room benefiting from hardwood flooring, two uPVC windows to the rear elevations and an bespoke fitted display shelving unit. Double doors open into the double bedroom.

Bedroom Two is a versatile generous size double bedroom currently utilised as an office benefiting from hardwood flooring and double doors opening into the lounge. There are windows overlooking the front.

SECOND FLOOR

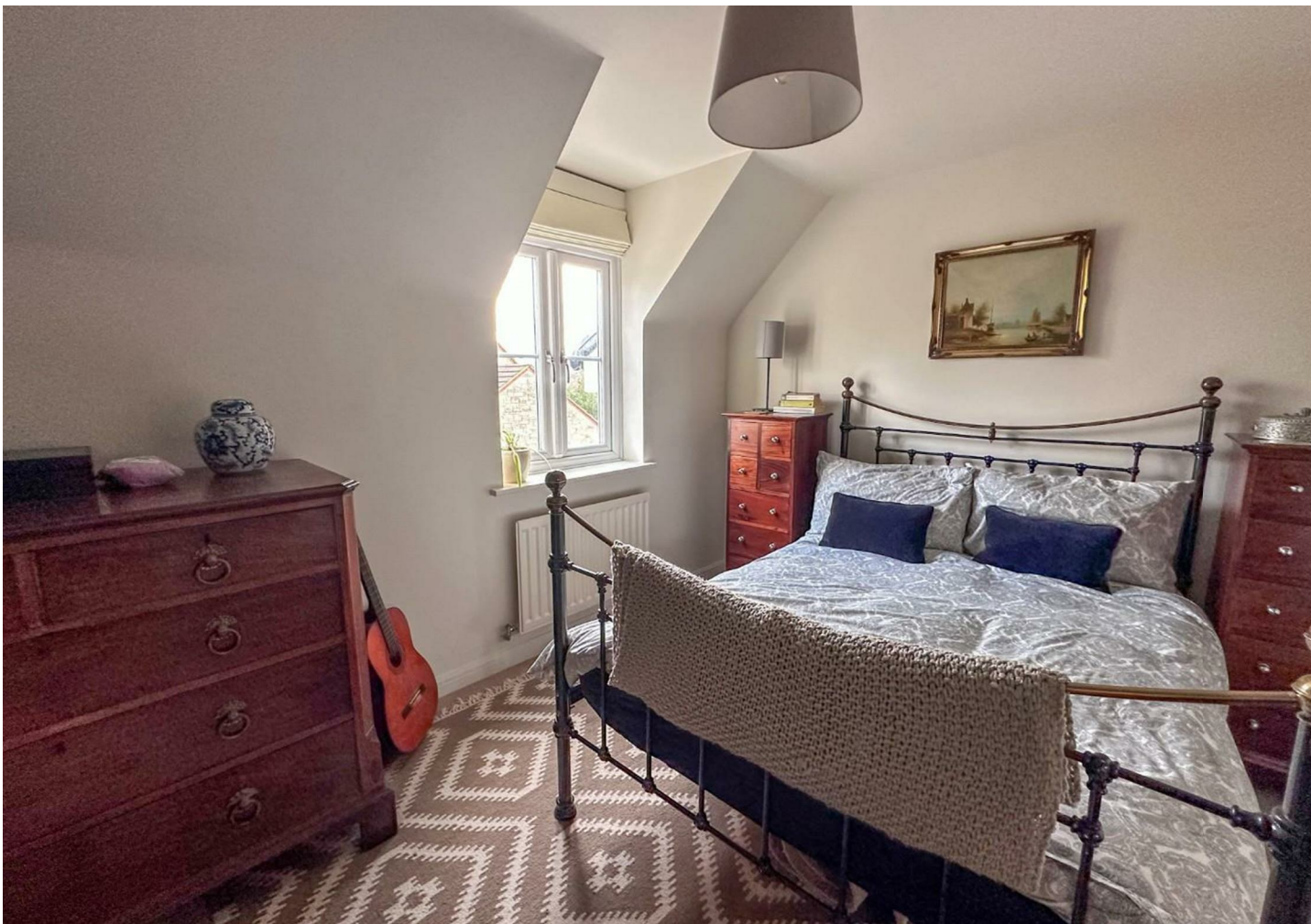
The second floor landing offers new wool fitted carpets and access to the loft hatch. Bedroom one is a great sized room situated to the front of the property with a walk in dressing area and window to the front. Bedroom three is another double bedroom with fitted carpets and window to the rear. Bedroom four is a single bedroom with carpeted flooring and window to the side. The family bathroom has been fitted with a 5-piece suite comprising of a freestanding roll top bath tub, dual ceramic bowl wash basins set in a bespoke unit, WC and a double walk in shower enclosure with tiled surround. The bathroom benefits from wall panelling, spot lighting and a Velux window to the rear.

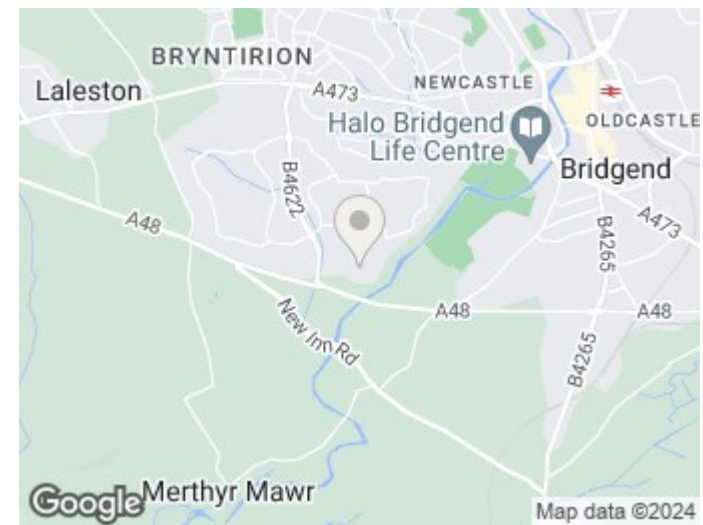
GARDENS AND GROUNDS

No.39 is approached off the cul-de-sac onto a tarmac driveway with parking for several vehicles, beyond which lies a single garage with manual up and over door and full power supply. To the front of the property is a forecourt low maintenance garden enjoying wood chippings with an array of mature shrubs and plants with steps leading to the front door. To the rear of the property lies a fully enclosed garden enjoying a lawned section, stone chippings and a decking area ideal for garden furniture. A courtesy gate provides access to the side of the property.

ADDITIONAL INFORMATION

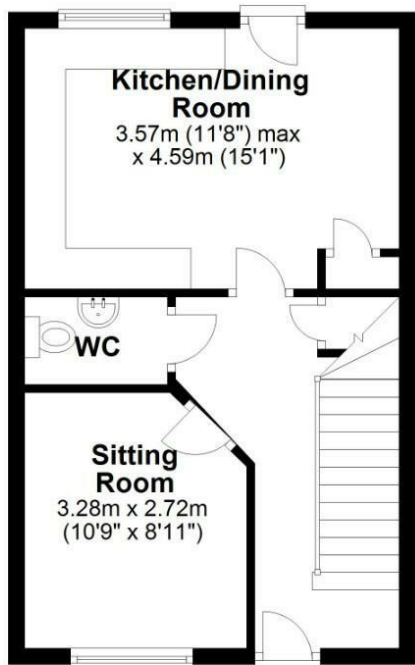
Freehold. All mains connected. EPC Rating "C". Council Tax band "D"





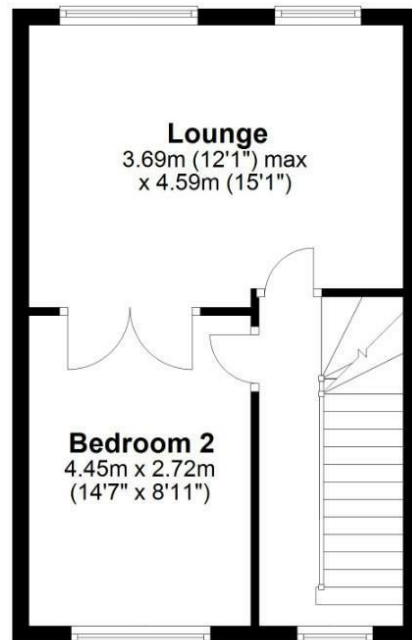
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



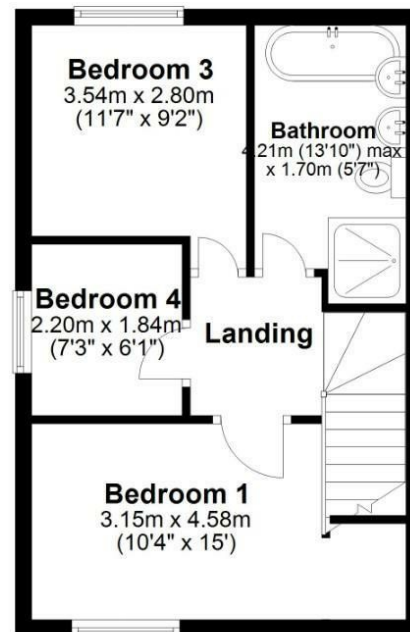
First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Second Floor

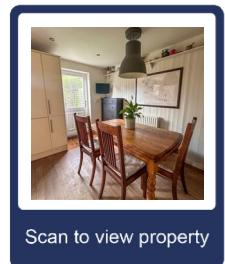
Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England & Wales		EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**