



1, Gull Hollow
Bridgend, CF31 5BQ

Watts
& Morgan



1, Gull Hollow

Broadlands, Bridgend CF31 5BQ

£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

SUMMARY

GUIDE PRICE £250,000 - £259,950

Offering to the market a well proportioned three bedroom detached property situated in the ever so popular development of Broadlands located with great access to local schools, amenities, the shopping precinct, Bridgend town centre itself and Junction 36 of the M4. The accommodation comprises of entrance hall, WC/cloakroom, lounge, dining room, kitchen/breakfast room with built-in pantry, integral garage with potential for conversion. First floor landing, two double bedrooms both with built-in storage, one single bedroom and a 3-piece family bathroom. Externally the property benefits from a generous corner plot with a private driveway, single garage and enclosed rear garden. EPC Rating "C"

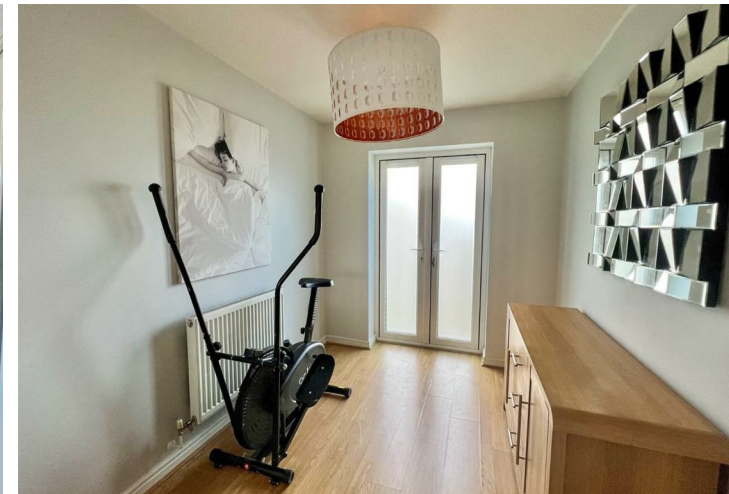
Directions

* Bridgend town centre - 2.2 Miles * Cardiff city centre - 22.0 Miles * M4 (J36) - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via uPVC front door leading into the entrance hallway with laminate flooring and access to the downstairs WC.

Downstairs WC has been fitted with a 2-piece suite comprising of a pedestal wash-hand basin and dual flush WC. Laminate flooring, tiled splashback and window to the front.

The living room is a spacious reception room with carpeted flooring with carpeted flooring, staircase to the first floor and windows overlooking the front. Leading into a dining area with ample space for freestanding dining table, laminate flooring and patio doors opening out onto the rear garden.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over. Integral appliances to remain include 4-ring gas hob, oven, grill and extractor fan. Space is provided for two further appliances and a freestanding fridge freezer. The kitchen offers a breakfast bar area with space for high stools, tiled flooring, tiled splashbacks, windows overlooking the rear and a partly glazed door out to the rear garden. There is a built-in pantry cupboard and an internal door into the garage.

The garage has power supply, manual door and houses the gas boiler.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard.

Bedroom one is a good size double bedroom with built-in storage and windows to the rear.

Bedroom two is a further good size double bedroom with double built-in wardrobes and windows to the front.

Bedroom three is a comfortable single room with windows to the front.

The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower fitted, pedestal wash-hand basin and WC. Laminate flooring, partly tiled walls and window to the rear.

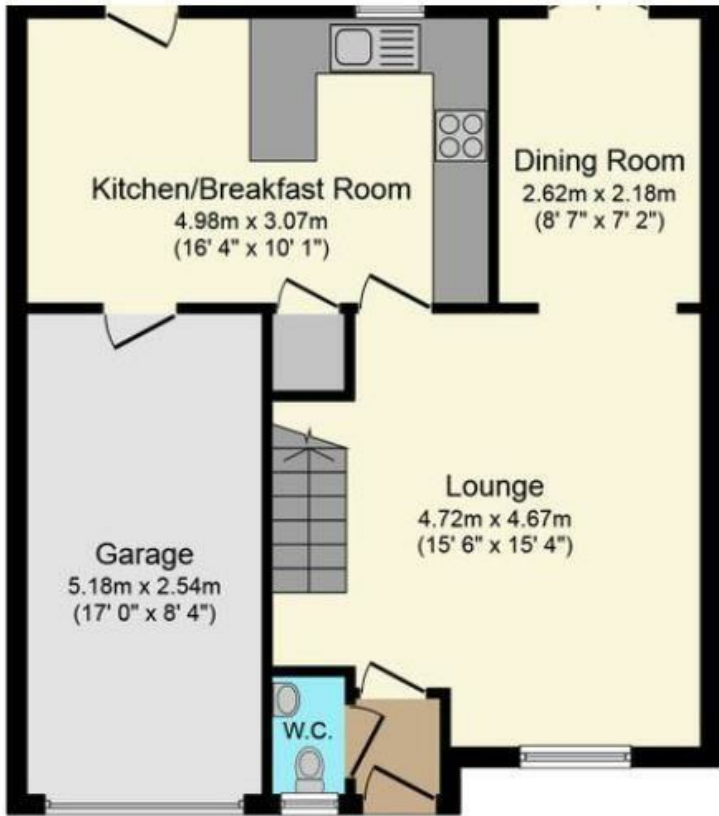
GARDENS AND GROUNDS

Approached off a quiet cul-de-sac of Gull Hollow No.1 benefits from a driveway to the front of the property with off-road parking for two vehicles leading to the single garage. Sat on a generous corner plot the property benefits from a lawned rear garden with a patio area with steps leading down to the rear of the garden with a gate providing access out to the side. There is a raised decked area ideal for outdoor furniture whilst the remainder is laid to lawn.

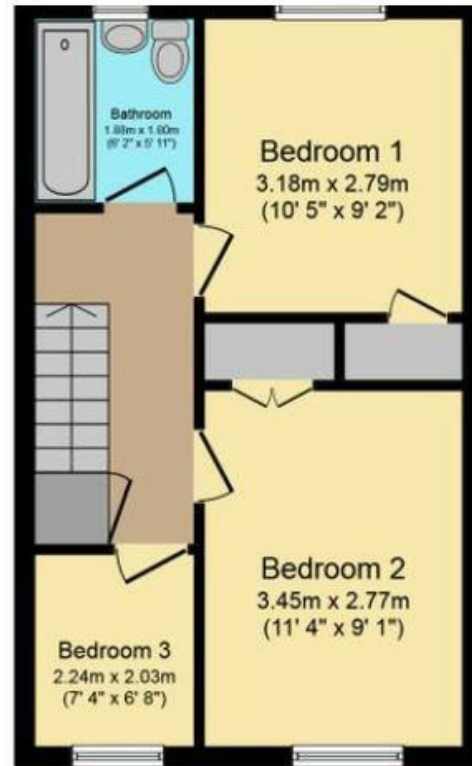
SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "TBC". Council Tax "TBC"





Ground Floor

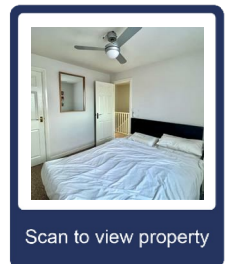


First Floor

Total floor area 95.6 sq. m. (1,029 sq. ft.) approx



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 70 | 84 |
| England & Wales | EU Directive 2002/91/EC | |



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.



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