



29, Cae Llwydcoed
Bridgend, CF31 5ES

Watts
& Morgan



29, Cae Llwydcoed

Broadlands, Bridgend CF31 5ES

£280,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market a beautifully presented ,spacious 3 bedroom detached property situated in the popular Broadlands development. Located within walking distance of local shops, school and amenities. Offering great access via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen/dining and WC/cloakroom. First floor; main bedroom with dressing area, built-in wardrobes and en-suite shower room, 2 further good sized bedrooms and a family bathroom. Externally enjoying a well maintained rear garden, detached garage with electric door and driveway with off-road parking for 1 vehicle. EPC Rating; 'C'.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 21.2 Miles * J36 of the M4 - 4.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered into a spacious hallway with laminate flooring, understairs storage cupboard and staircase up to the first floor.

The living room is a generous sized reception room with windows to the front, continuation of laminate flooring and patio doors opening out to the rear garden.

The ground floor WC/cloakroom has been fitted with a 2-piece suite comprising of a WC and pedestal wash hand basin, with partly tiled walls, laminate floors and a window to the rear.

The kitchen/dining room has been fitted with a range of coordinating wall and base units and complementary solid wood work surfaces over. Features tiled splash-backs, laminate flooring, windows to the front and patio doors opening out to the rear garden. There is a built-in seating area with ample space for freestanding dining furniture. Appliances to remain include; 4-ring gas hob, oven, grill, extractor fan and integral dishwasher. Space is provided for a washing machine and a freestanding fridge/freezer.

The first floor landing offers carpeted flooring, provides access to the loft hatch, a built-in airing cupboard and all doors lead off.

Bedroom one is a superb sized main bedroom with laminate flooring, windows to the rear and a dressing area with two sets of built-in wardrobes. The en-suite shower room is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash hand basin. Features laminate flooring, tiled walls and a window to the front.

Bedroom two is a further double bedroom with carpeted flooring, built-in wardrobes and windows to the front.

Bedroom three is a great sized third bedroom with built-in storage, carpeted flooring and windows to the rear.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash hand basin. Further features include tiled flooring, tiled walls and a window to the front.

GARDENS AND GROUNDS

Approached off Cae Llwydcoed, no. 29 benefits from a corner position with a detached garage to the rear with electric roller shutter door and a driveway with off-road parking for 1 vehicle. The garage benefits from attic space and full power supply. There is a paved pathway leading to the fully glazed door into the garage. The fully enclosed well maintained rear garden is mostly laid with lawn with a patio area ideal for outdoor furniture. A gate provides access out to the rear driveway.

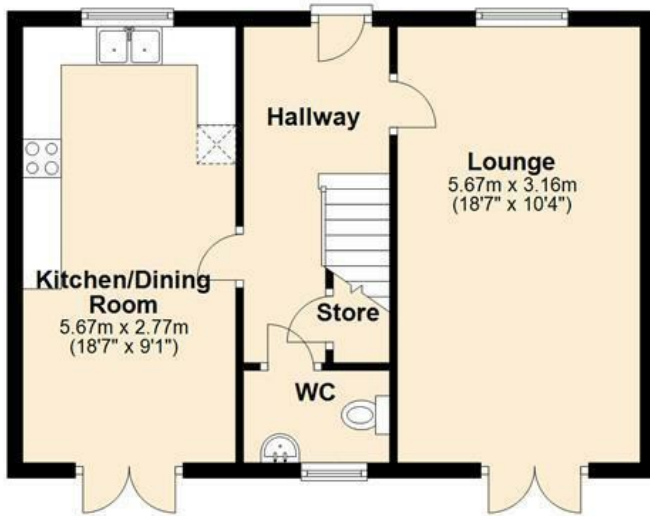
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'





Ground Floor
Approx. 45.5 sq. metres (490.1 sq. feet)



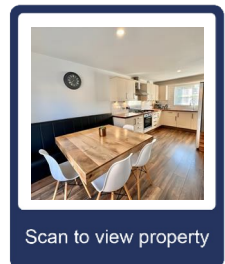
First Floor
Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



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