



24, Banc Gelli Las
Bridgend, CF31 5DH

Watts
& Morgan

24 Banc Gelli Las

Broadlands, Bridgend CF31 5DH

£205,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

New to the market a 3 bedroom end terrace property situated in the popular Broadlands development. Located with convenient access to Bridgend Town Centre and Junction 36 of the M4 Motorway. Within walking distance of local shops, amenities, schools and Newbridge Fields. Accommodation comprises; entrance hall, WC/cloakroom, lounge, kitchen/dining room. First floor; main double bedroom with built-in wardrobes, second double bedroom, one single room and a 3-piece family bathroom. Externally enjoying a driveway to the side with off-road parking for 2 vehicles and enclosed rear garden. Being sold with no onward chain. EPC Rating; 'C'

Directions

* Bridgend - 2.5 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 4.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC door into the entrance hallway with tiled flooring and staircase up to the first floor.

The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with a window to the front.

The living room to the front of the property benefits from carpeted flooring, windows to the front and double doors opening out to the kitchen/dining room. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is breakfast bar area with space for high stools. Appliances to remain include; 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer and washing machine. The kitchen further benefits from partly tiled walls, tiled flooring and windows overlooking the rear and sliding doors out to the rear garden. There is a large understairs storage cupboard and ample space for a freestanding dining table.

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

Bedroom one benefits from carpeted flooring, windows to the front, built-in wardrobes and a further built-in storage cupboard.

Bedroom two is a second double bedroom with carpeted flooring and windows to the rear.

Whilst bedroom three is a comfortable single room with windows to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With vinyl flooring, partly tiled walls and a window to the side.

GARDENS AND GROUNDS

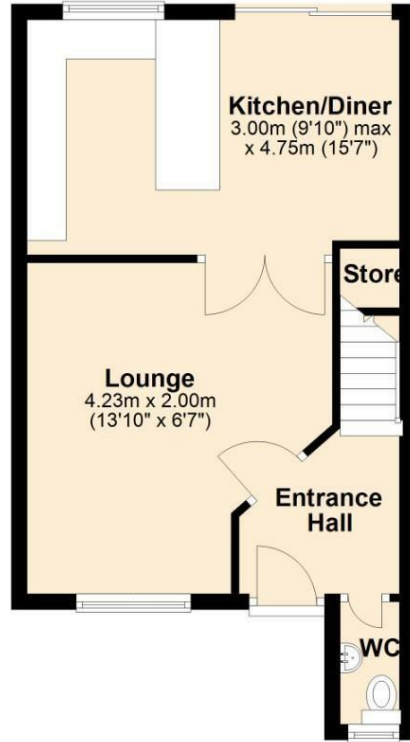
Approached at the end of a quiet cul-de-sac in Banc Gelli Las, no. 24 benefits from a driveway to the side with off-road parking for 2 vehicles. To the rear is an enclosed garden with a patio area whilst the remainder is laid with lawn enclosed via timber fencing and an outdoor storage shed.

ADDITIONAL INFORMATION

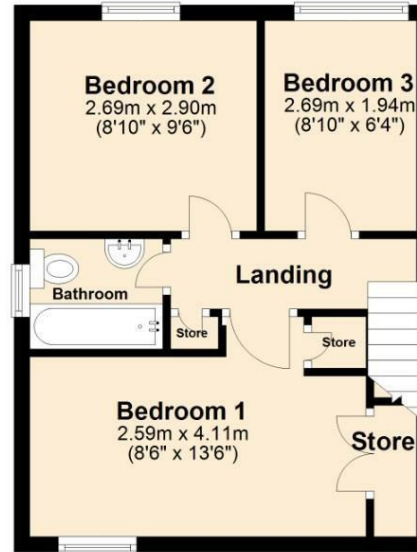
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.



Ground Floor



First Floor



Total area: approx. 68.7 sq. metres (739.5 sq. feet)

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		71	
(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	



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