



6, Careg Llwyd
Bridgend, CF31 5BS

Watts
& Morgan



6, Careg Llwyd

Bridgend CF31 5BS

Guide Price £625,000 - £650,000

4 Bedrooms | 4 Bathrooms | 5 Reception Rooms

PRICE GUIDE ** £625,000 - £650,000 **

An impressive 4/5 bedroom detached executive family home situated in a sought after location on the Broadlands Development. Located in a quiet location yet within walking distance of local shops, amenities, schools and just a short drive away from Bridgend Town centre and Junction 36 of the M4. This spacious property offers highly adaptable living accommodation comprising; entrance hall, lounge, dining room, sitting room/ground floor bedroom, shower room, kitchen/dining room, conservatory and utility. First floor; 2 spacious bedrooms with en-suite shower rooms, 2 further double bedrooms, fifth bedroom or study and a 4-piece family bathroom. Externally enjoying a spacious driveway with off-road parking for numerous vehicles, a double garage and a substantially large wrap around landscaped garden. Being sold with no onward chain. EPC Rating; 'C'.

Directions

* Bridgend - 1.8 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door into the spacious hallway with porcelain tiled flooring, carpeted staircase rising to the first floor and double built-in storage cupboards. All doors lead off. To the front is the sitting room. It is a versatile reception room or potential ground floor bedroom with carpeted flooring and a bay window to the front. The ground floor shower room has recently been fitted with a modern 3-piece suite comprising of a shower cubicle, a WC and a wash hand basin within unit. With tiling to the walls and flooring, a towel radiator and a window to the rear. The kitchen/dining room has been fitted with a range of coordinating oak wall and base units with complementary granite work surfaces with a separate island with continuation of the granite work surfaces with tiled splashbacks, tiled flooring, underfloor heating, spotlighting, a window to the rear and double doors opening out into a conservatory. There is ample space for a freestanding dining table. Appliances to remain include 5-ring gas hob with integrated oven, grill and micro-oven with extractor fan, dual bowl stainless steel sink and a freestanding dishwasher. The kitchen dining room offers porcelain tiled flooring. The utility area has been fitted with range of coordinating wall and base units with work surfaces over with a stainless-steel sink. Space and plumbing for two appliances and space for an American style fridge/freezer with tiled flooring, a window to the rear and a PVC out to the rear garden. The conservatory benefits from tiled flooring, windows over-looking the garden and double doors out to the garden. The dining room is a spacious second reception room with double doors opening off the hallway with carpeted flooring and patio doors out to the garden. The lounge is a superb sized family room with carpeted flooring, bay windows to the front, a central feature fireplace with hearth and surround and patio doors opening out onto the rear patio area.

The first-floor landing offers carpeted flooring, and all doors lead off. Bedroom one is a generous main bedroom with carpeted flooring, windows to the side and rear and fitted wardrobes leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With tiling to the walls and ceramic tiled flooring and a window to the side. Bedroom two is accessed via a walk-through dressing room/study or fifth bedroom with carpeted flooring and a window to the front. Bedroom two is a superb sized second bedroom with carpeted flooring, spotlighting, two Velux windows to the front and two to the rear. Leading into second en-suite fitted with a corner shower cubicle, WC and a wash hand basin. With tiling to the walls and ceramic tiled flooring, spotlighting and a Velux window to the rear. Bedroom three is another great sized double bedroom with carpeted flooring, two sets of windows over-looking the garden. Double doors open into a walk-in wardrobe/dressing room with access to the loft hatch. Bedroom four is a fourth double bedroom with carpeted flooring and windows to both front and rear aspects. The family bathroom is fitted with a 4-piece suite comprising of a bathtub, corner shower cubicle, WC and a wash hand basin. With tiling to the walls and flooring and a window to the rear.

GARDENS AND GROUNDS

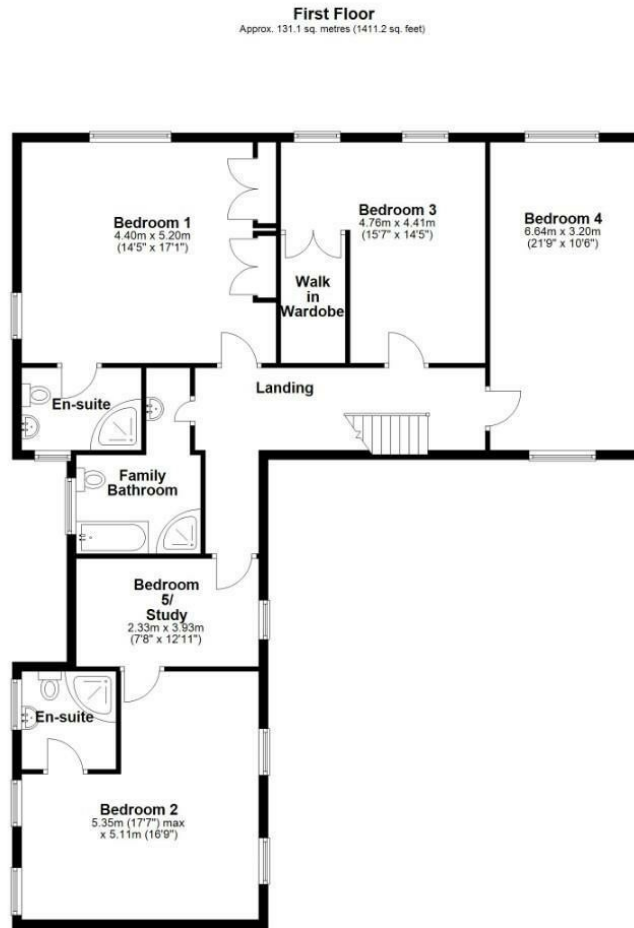
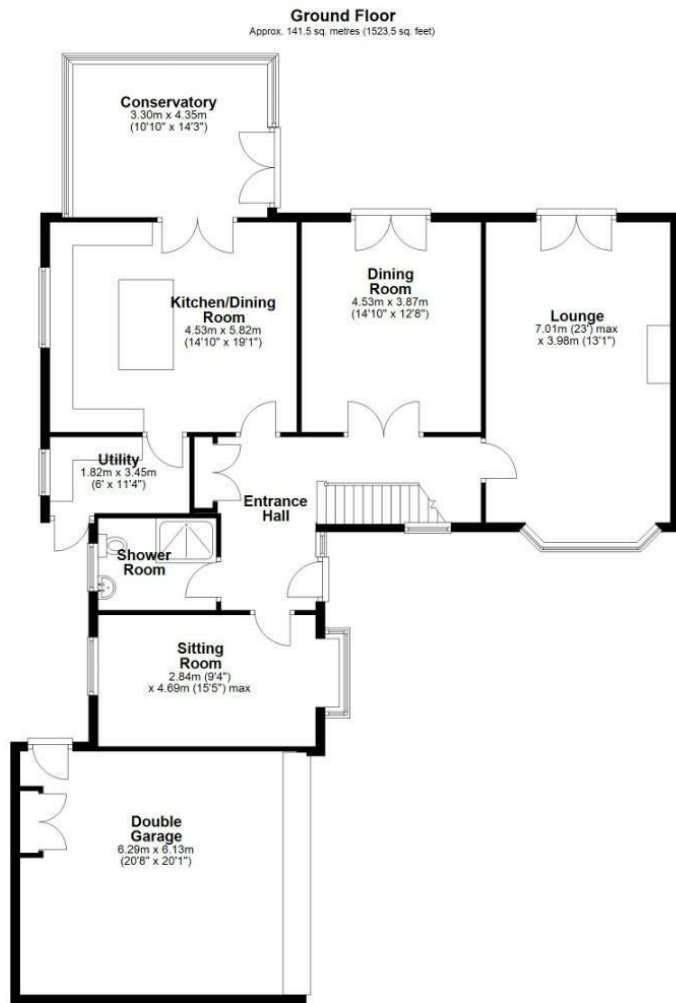
Approached off Careg Llwyd no.6 benefits from a generous plot with a spacious block paver driveway to the front with off-road parking for numerous vehicles leading to the double integrated garage with electric controlled shutter door and houses the gas boiler. There is an outdoor storage shed and timber gates provide access around both sides of the property.

To the rear is a substantially large wraparound landscaped garden predominantly laid to lawn with multiple spacious patio areas; perfect for outdoor furniture. The garden is surrounded by an abundance of tall mature shrubs and woodland with bespoke outdoor lighting and multiple seating areas. There is a raised patio area with a balustrade leading around to the side with a further outdoor storage shed.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating: 'C'. Council Tax is Band 'G'.



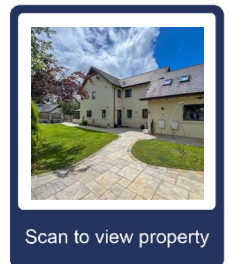


Total area: approx. 272.6 sq. metres (2934.7 sq. feet)

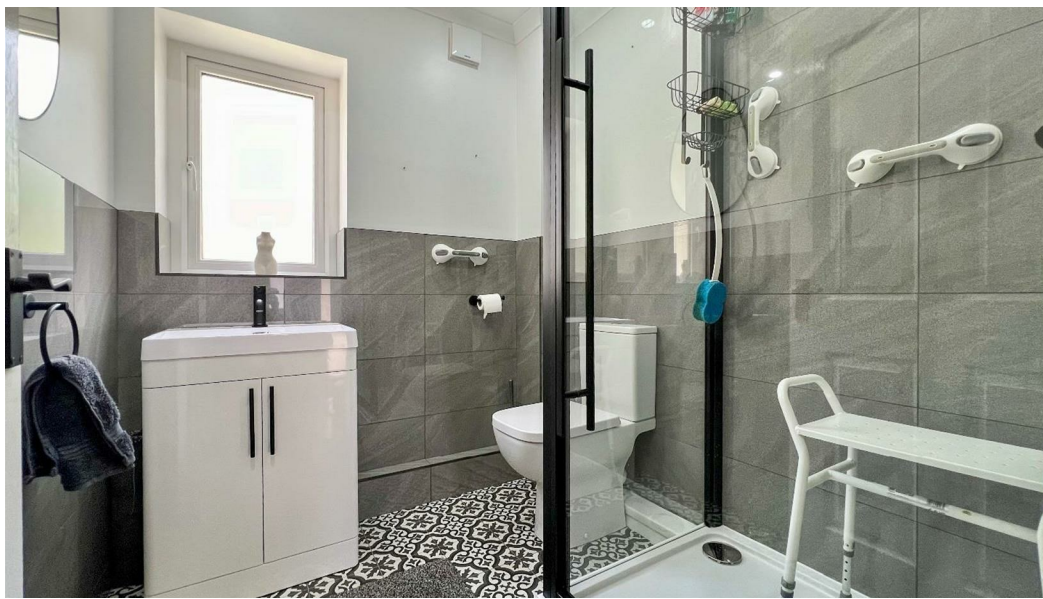
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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		
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.



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**