



51, Heol Y Fronfraith Fawr
Bridgend, CF31 5FR

Watts
& Morgan



51, Heol Y Fronfraith Fawr

Broadlands, Bridgend CF31 5FR

£465,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive four double bedroom detached family home situated in a sought after location on the popular Broadlands Development. The property sits on a generous plot located just a short walk from local shops, schools, amenities and close proximity to Bridgend Town Centre and Junction 36 of the M4. The spacious accommodation comprises of entrance hall, lounge, sitting room, WC, open plan kitchen/dining room, utility. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, three further double bedrooms with built-in wardrobes and a 4-piece family bathroom. Externally the property benefits from a spacious tarmac driveway with off-road parking for multiple vehicles, detached double garage and a generous enclosed garden. There is planning permission in place for a rear extension - Ref P/24/187/FUL.

Directions

* Bridgend town centre - 2.0 Miles * Cardiff - 22.0 Miles *
J36 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door into the welcoming hallway with karndean flooring, built-in storage and a carpeted staircase rising to the first floor. The living room to the front of the property is a great sized family room offering carpeted flooring and windows overlooking the front. The sitting room is a versatile second reception room with carpeted flooring and windows to the front. The downstairs WC has been fitted with a 2-piece suite comprising of a dual flush WC and a pedestal wash-hand basin with karndean flooring.

To the rear of the property is the wonderful open plan kitchen/dining room benefiting from two sets of windows overlooking the rear garden and patio doors opening out to the rear garden with karndean flooring, recessed spotlighting and under-cupboard lighting. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, there is a breakfast bar area with space for high stools. Integrated appliances to remain include integrated fridge/freezer, two 'AEG' eye-level ovens, 6-ring gas hob with extractor fan and an integrated dishwasher. The kitchen further benefits from and one and a half quarter bowl stainless steel sink. The utility room is fitted with base units and work surfaces over with a stainless-steel sink and a partly glazed door out to the side of the property, there is space and plumbing provided for an appliance and the utility room houses the gas boiler. The dining area benefits from karndean flooring, windows overlooking the rear garden and ample space for a dining table.

The first-floor landing offers carpeted flooring, and all doors lead off. A built-in airing cupboard housing the hot water tank. The principal bedroom is to the front of the property is a great size main bedroom with two sets of double built-in wardrobes, carpeted flooring and windows to the front. Leads into an ensuite shower room fitted with a double shower enclosure with glass sliding door, WC and wash-hand basin with vinyl flooring, part tiling to the walls, extractor fan fitted and a window to the front. Further benefiting from a chrome towel rail. Bedroom two is a second double bedroom with built-in double wardrobes, carpeted flooring and windows to the front. Bedroom three is a spacious third bedroom with carpeted flooring, two sets of double built-in wardrobes and window to the rear. Bedroom four is a fourth double bedroom with double built-in wardrobes, carpeted flooring and window to the rear. There is access to the loft hatch from bedroom four.

The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, WC, pedestal wash-hand basin and a separate shower enclosure with part tiling to the walls, vinyl flooring and a window to the rear.

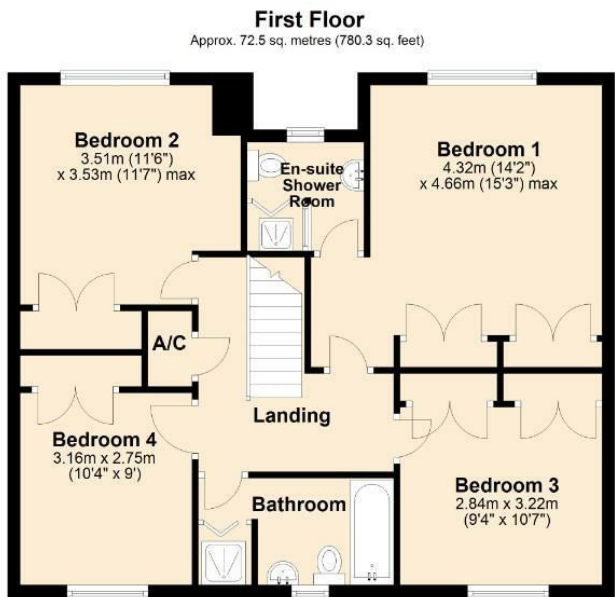
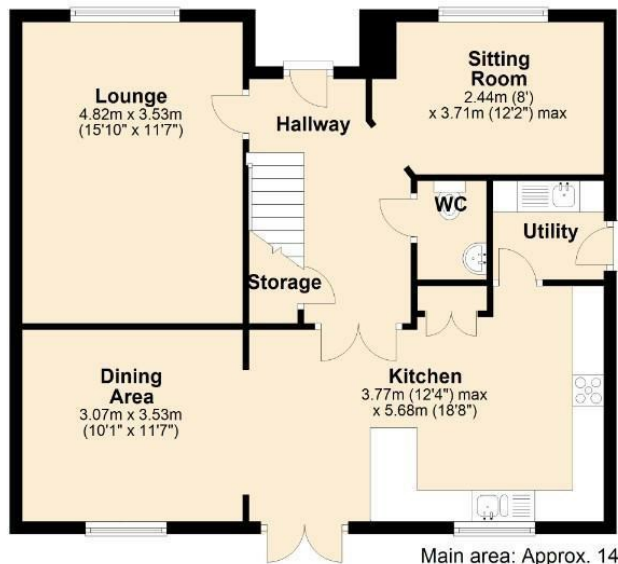
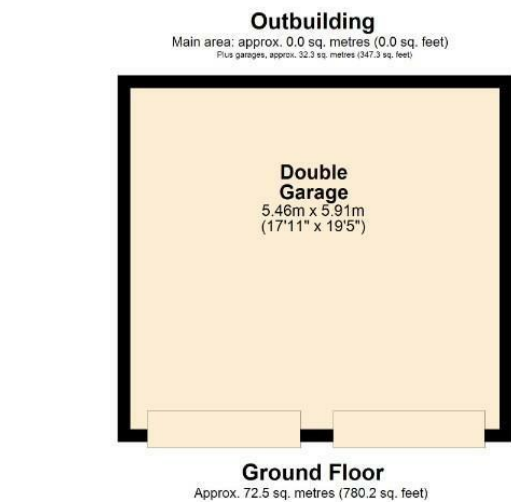
GARDENS AND GROUNDS

Approached off Heol Y Fronfraith Fawr No.51 benefits from an enviable position tucked away with a driveway leading to a spacious tarmac frontage providing off road parking for numerous vehicles. There is a detached double garage with manual up and over doors with power supply and lights. The property sits on a generous plot consisting of a spacious lawned garden to the rear. The garden benefits from a raised timber decked area perfect for outdoor furniture and a section landscaped with stone chippings. There is side gate providing direct access the front.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "F".

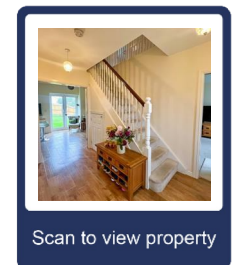




Main area: Approx. 145.0 sq. metres (1560.5 sq. feet)
Plus garages, approx. 32.3 sq. metres (347.3 sq. feet)
All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(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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