



50, Dol Nant Dderwen
Bridgend, CF31 5AA

Watts
& Morgan



50, Dol Nant Dderwen

Bridgend CF31 5AA

£385,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious four bedroom detached property situated in a popular location on the Broadlands Development on a generous plot with two driveways. Being sold with no onward chain. The property is located within walking distance of local shops, schools, amenities and close proximity to Bridgend Town Centre and Junction 35 of the M4. Accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, utility room, WC and conservatory. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, three further good size bedrooms and a modern family bathroom. Externally offering two private driveways with off-road parking for multiple vehicles, single garage and a landscaped rear garden. Chain Free. EPC Rating "D"

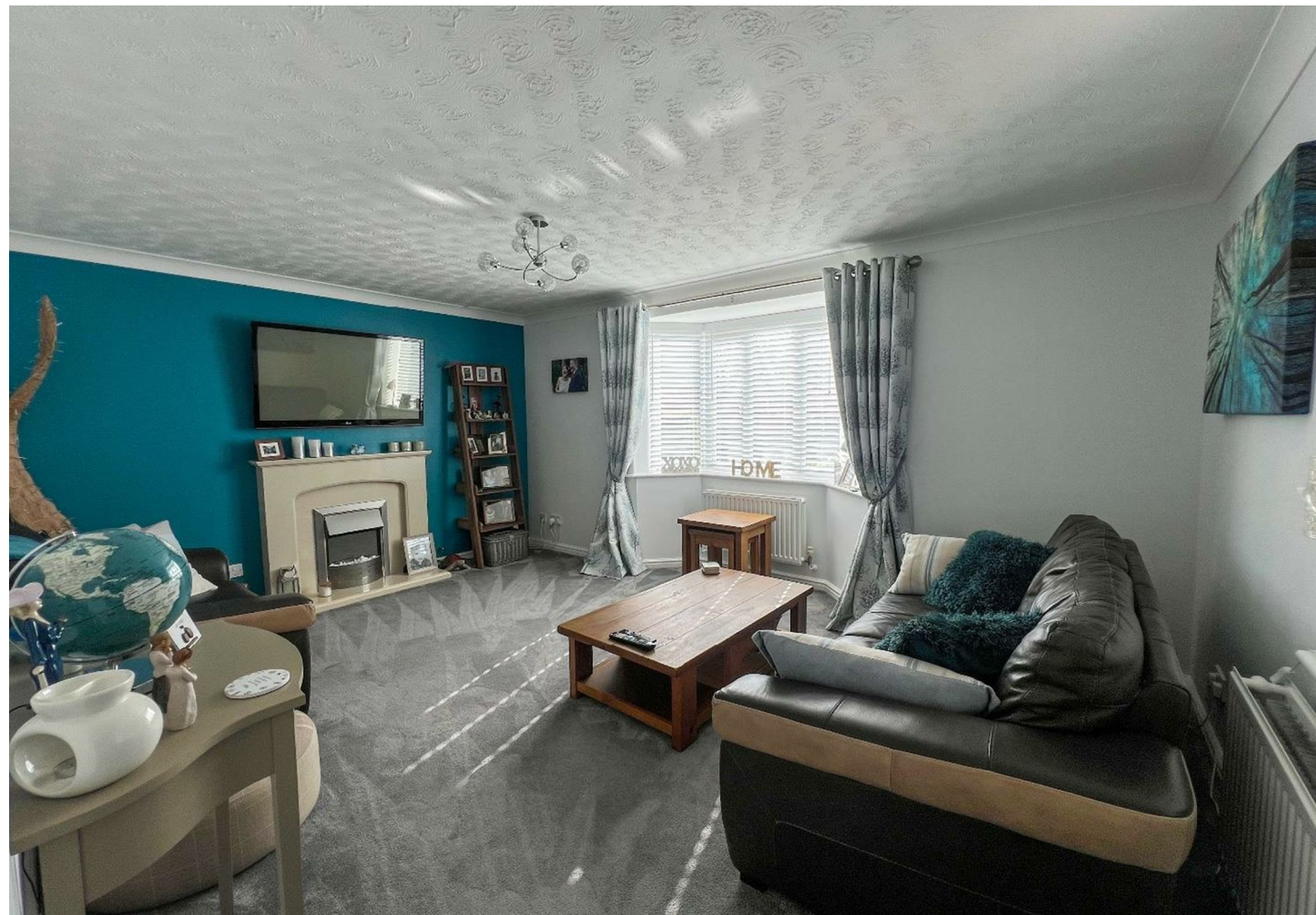
Directions

* Bridgend - 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 uPVC door into a welcoming hallway with carpeted flooring and staircase leading to the first floor. There is a handy under-stairs storage cupboard, and all doors lead off. To the front of the property is the main living room, this is a great size family room with two sets of windows to front and side aspects, carpeted flooring and a central feature gas fireplace with hearth and surround. The dining room is a second versatile reception room with carpeted flooring and doors leading into the conservatory. The conservatory has an exposed dwarf brick wall, carpeted flooring, uPVC windows looking over the rear garden and a door leading out to the rear garden. The ground floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiling to the walls, tiled flooring and window to the front. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over with tiled splashbacks, vinyl flooring and two sets of windows overlooking the rear garden. There is ample space for a freestanding dining table. Integrated appliances to remain include the 4-ring gas hob with 'AEG' oven and grill and extractor fan, integrated fridge freezer and integrated dishwasher. There is a stainless-steel sink with drainer and an arch lead into the utility area. The utility is fitted with wall and base units, one cupboard housing the gas boiler, space and plumbing provided for two appliances and benefits from a dual bowl stainless steel sink with drainer. There is a uPVC door leading out to the side.

The first-floor landing offers carpeted flooring, access to the loft hatch with pull-down ladder attached and built-in airing cupboard. Bedroom one is a superb size main bedroom with two sets of built-in wardrobes and further fitted wardrobes and overhead storage with carpeted flooring and windows to the front. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the side. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and window to the rear. Bedroom three is a third double bedroom with carpeted flooring and windows to the rear. Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the front. The family bathroom has been fitted with a modern 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin set within unit with panelled walls, vinyl flooring and window to the rear.

GARDENS AND GROUNDS

Approached off Dol Nant Dderwen No.50 benefits from a generous plot with two spacious tarmac driveways providing off-road parking for up to four vehicles with and access into the rear garden via both sides. There is a single garage with manual up and over door and power supply and a uPVC door out to the rear garden. The rear garden is a tiered landscaped garden with a lawned section and a tiered patio area ideal for outdoor furniture with raised planting borders and outdoor power sockets.

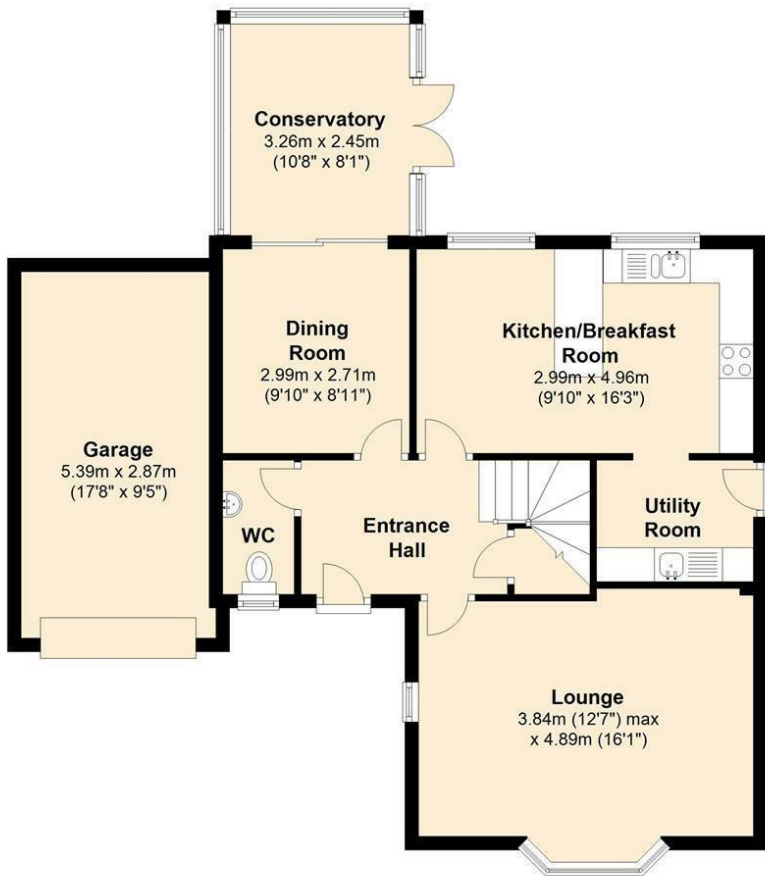
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "E".



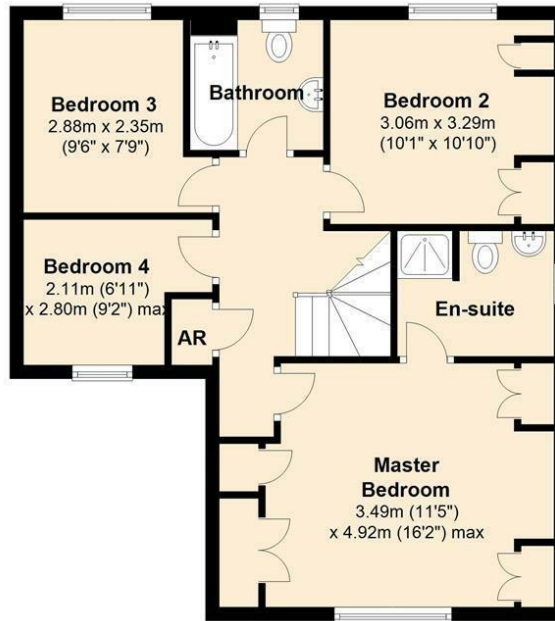
Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)

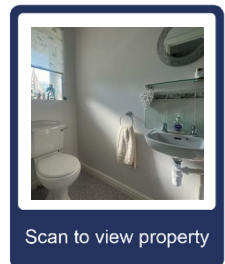


First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.



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