



11, Llys Eglwys  
Bridgend, CF31 5DT

Watts  
& Morgan







# 11, Llys Eglwys

Broadlands, Bridgend CF31 5DT

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**£320,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A well presented family home situated in a popular location on the Broadlands Development. The property is tucked away in a private position with off-road parking for multiple vehicles, a detached garage and offers flexible living accommodation. Located just a short walk from local shops, amenities, schools, Bridgend Town Centre and Newbridge Fields. The property comprises of entrance hall, lounge, dining room, kitchen/breakfast room, utility and WC. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, three further good size bedrooms and family bathroom. Externally enjoying off-road parking for multiple vehicles, detached garage and a fully enclosed rear garden. EPC Rating "C".

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## Directions

\* Bridgend Town Centre - 2.1 Miles \* Cardiff City Centre - 23.1 Miles \* J36 of the M4 - 3.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a uPVC front door into the entrance hallway with laminate flooring, staircase rising to the first floor and window to the front.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash-hand basin. To the front of the property is the dining room, it is a versatile reception room with continuation of laminate flooring, windows overlooking the front and double doors opening into the living room creating wonderful open plan living space. The living room is a great sized family room with laminate flooring, central feature gas fireplace with hearth and surround and sliding doors opening out onto the rear garden. The kitchen/breakfast room has been fitted with a range of coordinating shaker style wall and base units with complementary laminate work surfaces over with tiled flooring, tiled splashbacks and window to the rear. Integrated appliances to remain include 4-ring gas hob with oven, grill and extractor fan. Space is provided for two further appliances. There is ample space for a freestanding dining table. The utility is fitted with work surfaces and a stainless steel sink. There is space and plumbing provided for multiple appliances and the utility houses the gas boiler. A partly glazed door leads out to the side.

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

Bedroom one is to the rear of the property benefiting from built-in wardrobes, carpeted flooring and leads into an ensuite shower room. The ensuite is fitted with a double shower enclosure with glass door, WC and wash-hand basin with tiling to the walls, tiled flooring and a window to the side. Bedroom two is a second double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a third double bedroom with carpeted flooring and windows to the front. Bedroom four is a great size fourth bedroom with carpeted flooring and windows to the front.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls, chrome towel rail and a window to the side.

### GARDENS AND GROUNDS

Approached off Llys Eglwys No.11 benefits from a private corner position with a detached single garage with power supply, manual up and over door and a side uPVC door as well. There is a pathway leading to the front and a timber gate provides side access. To the rear is a fully enclosed garden predominantly laid to lawn with a separate patio area, there is a raised decked area ideal for outdoor furniture all enclosed via timber fencing benefiting from a private aspect with tall trees and shrubs.

### ADDITIONAL INFORMATION

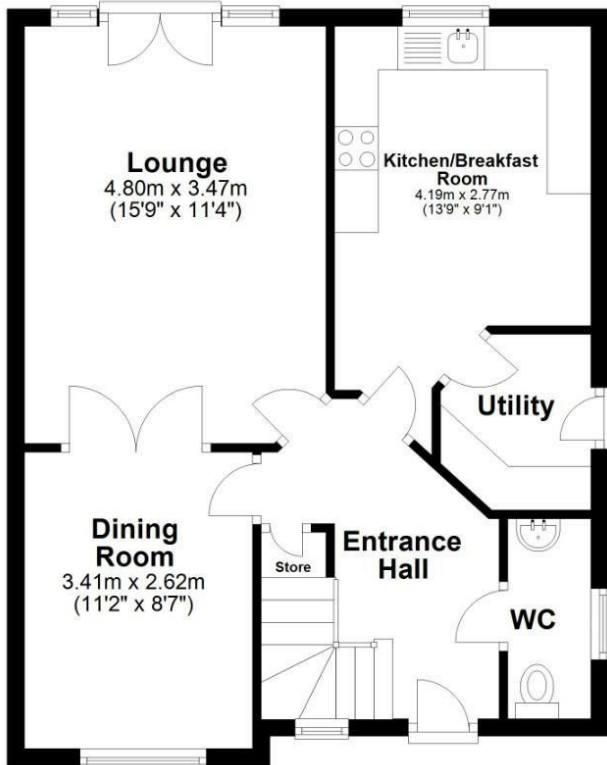
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "E".





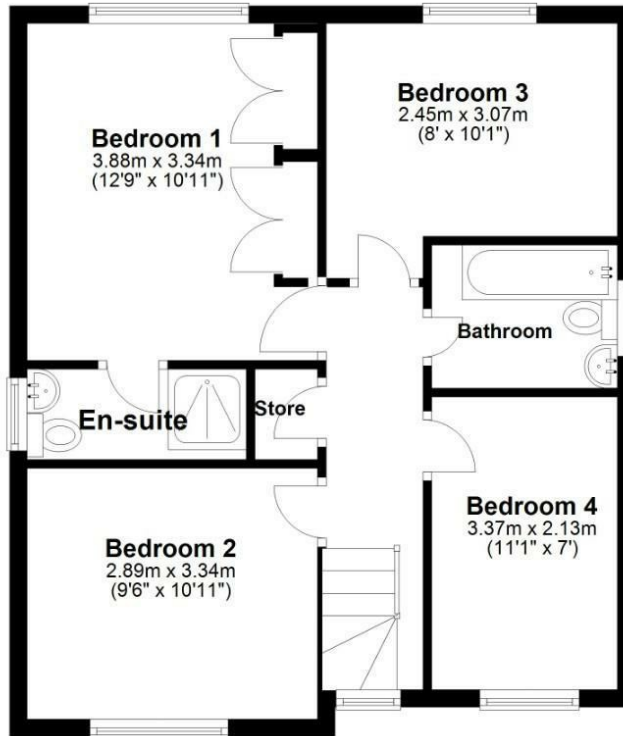
### Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



### First Floor

Approx. 52.5 sq. metres (565.0 sq. feet)

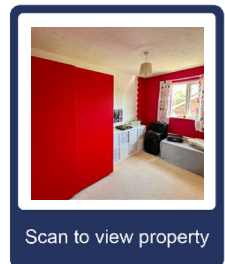


Total area: approx. 105.3 sq. metres (1133.1 sq. feet)

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			
		76	86
England & Wales		EU Directive 2002/91/EC	



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