



11, Llys Eglwys
Bridgend, CF31 5DT

Watts
& Morgan



11, Llys Eglwys

Broadlands, Bridgend CF31 5DT

£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".

Directions

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

Your local office: Bridgend

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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.

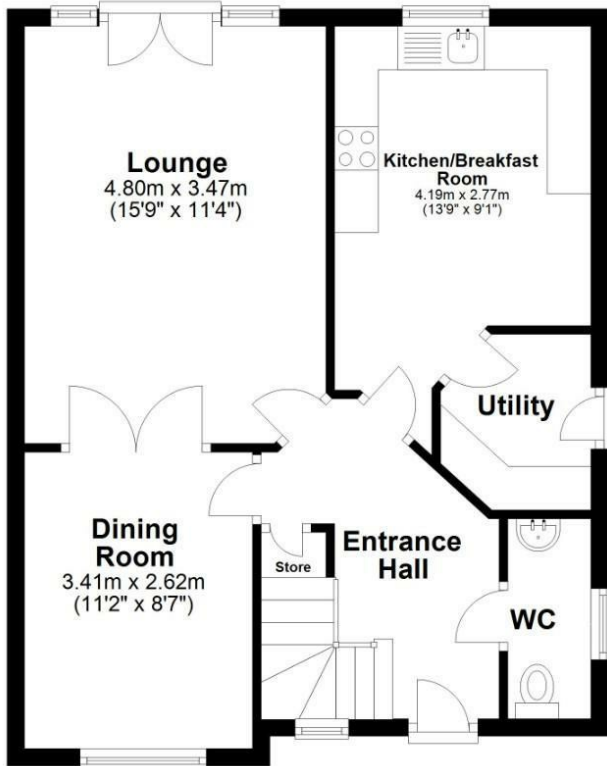
ADDITIONAL INFORMATION

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



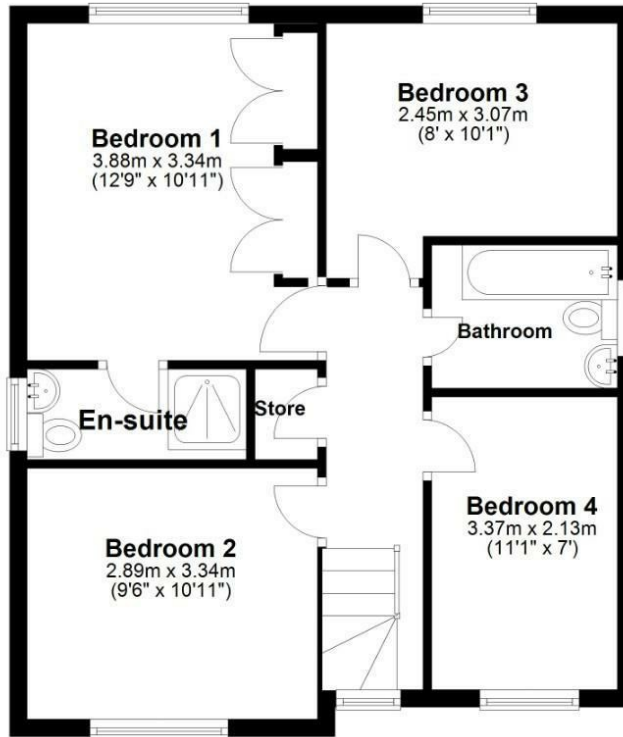
Ground Floor

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



First Floor

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

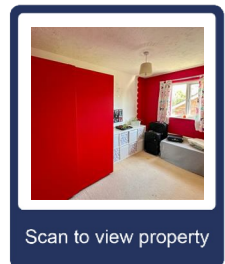


Total area: approx. 105.3 sq. metres (1133.1 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	76	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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