



33, Llys Eglwys  
Bridgend, CF31 5DT

Watts  
& Morgan







# 33, Llys Eglwys

Bridgend CF31 5DT

**£299,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended and well presented 3 bedroom detached property situated in Broadlands. The property has been updated by the current owners offering wonderful open-plan living space with a generous private garden. Situated just a short walk from local shops, amenities and schools. Close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hall, kitchen, sitting room, open-plan living/dining room with sun-room and bi-folding doors. First floor; main bedroom with built-in wardrobes and en-suite shower room, 2 further good sized bedrooms and a family bathroom. Externally offering off-road parking for 2/3 vehicles, partly converted garage with storage space and a generous rear and side garden. EPC Rating; 'D'.

## 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 PVC front door into the entrance porch with vinyl flooring, window to the side and a PVC door leads into the hallway. The entrance hallway benefits from tiled flooring, oak doors lead off to the sitting room and the open-plan living space and an arch opens into the kitchen. The hallway and kitchen benefit from underfloor heating. The kitchen has been fitted with a range of shaker style wall and base units with complementary solid wood work surfaces over, windows to the front and side aspects and tiled splash-backs. Integrated appliances to remain include; 4-ring gas hob with eye-level oven and grill. Space is provided for a freestanding fridge/freezer and further appliance. There is spotlighting and tiled flooring. The sitting room, to the front of the property, is a versatile reception room with oak flooring, two built-in storage cupboards and a small window to the front looking into the garage/store. To the rear of the property is the wonderful open-plan lounge/dining room with oak flooring in the living area, a window overlooking the rear garden and a carpeted staircase leads up to the first floor. The extended sun-room benefits from laminate flooring, vaulted ceiling with spotlighting, two skylight windows and bi-folding doors opening out onto the garden. There is a further set of floor to ceiling windows overlooking the rear garden.

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard.

Bedroom one is a great sized double bedroom with built-in wardrobes, laminate flooring and windows overlooking the rear. Leading into an en-suite shower room which is fitted with a walk-in shower enclosure with glass door, WC and a wash hand basin. With tiling to the walls, tiled flooring, window to the side, recessed spotlighting and a chrome towel rail. Bedroom two is a second double bedroom with laminate flooring and windows to the front.

The third bedroom benefits from laminate flooring and a window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bathtub with a freehand overhead shower, a pedestal wash hand basin and a WC. With tiled flooring, partly-tiled walls, a chrome towel rail, spotlighting and a window to the front.

### GARDENS AND GROUNDS

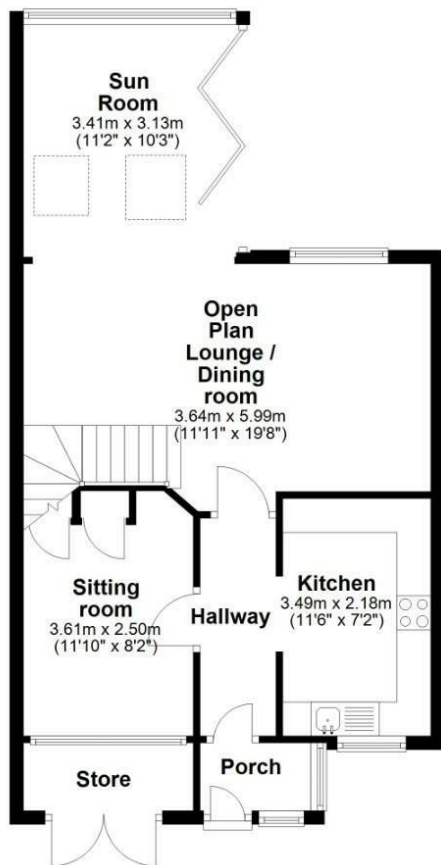
Approached off Llys Eglwys, no. 33 benefits from a generous corner position with a driveway to the front with off-road parking for 2 vehicles. Double doors open into the partly converted garage with storage space and a timber gate provides side access into the rear garden. The wraparound garden consists of a generous lawned section to the side with a patio area perfect outdoor furniture. The garden is enclosed via timber fencing with tall woodland creating a private aspect. There is a raised decked area and a section laid with stone chippings with space for a hot tub.

### ADDITIONAL INFORMATION

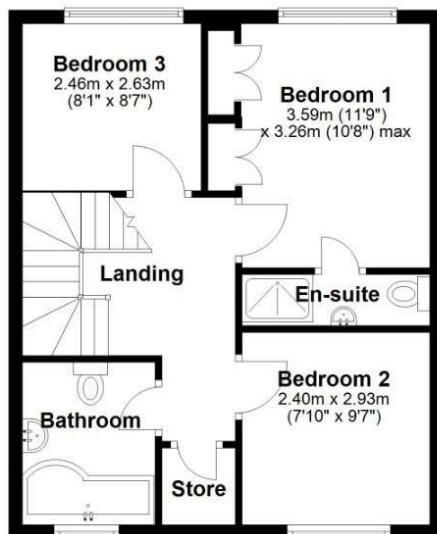
All mains services connected. Freehold. EPC Rating; 'D'. Council Tax is band 'D'.



### Ground Floor



### First Floor



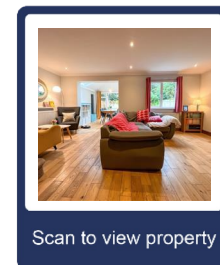
Total area: approx. 101.4 sq. metres (1090.9 sq. feet)

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

**33 Lllys Eglwys , Broadlands, Bridgend**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>67</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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