



30, Vale Park
Bridgend, CF31 5EA

Watts
& Morgan



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Guide Price £350,000 - £370,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

****GUIDE PRICE £350,000 - £370,000****

A modernised and well proportioned 4 bedroom detached property situated in the popular Broadlands development. This ideal family home has been modernised to a high standard by the current owners. Located just a short walk from the shopping precinct, local schools, Bridgend Town Centre and Newbridge Fields. Close proximity to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, WC, open-plan kitchen/dining/living room and a versatile sitting room. First floor; main bedroom with built-in wardrobes and ensuite shower room, 3 further double bedrooms with built-in wardrobes and a contemporary family bathroom. Externally offering off-road parking for 2/3 vehicles and a well maintained south-facing rear garden.

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 composite front door into the entrance hallway with porcelain tiled flooring and a carpeted staircase up to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin within unit. With tiling to the floor, tiled splash-backs and a window to the front. The living room is a great sized family room with laminate flooring, windows overlooking the front and a bespoke media wall with recess for television and live flame gas fire and built in storage and shelving. To the rear of the property is the wonderful open-plan kitchen/dining/living room. This contemporary room offers continuation of tiled flooring, two sets of French doors opening out onto the south-facing garden and recessed spot lighting. There is ample space for dining and lounge furniture and a large built-in understairs storage cupboard. The kitchen has been fitted with a range of high gloss wall and base units with complementary 'Quartz' work surfaces over with a breakfast bar area with space for high stools. Integrated appliances to remain include; 5-ring induction hob with extractor hood over, eye-level oven, grill and microwave, fridge/freezer and washer / tumble dryer. There is a stainless steel sink with drainer with an instant hot water tap. The sitting room is a versatile second reception room ideal for a playroom/home office. Plumbing is provided for a utility area with laminate flooring and windows to the front.

The first floor landing offers carpeted flooring, a built-in airing cupboard, access to the loft hatch and a window to the front. The loft hatch is boarded with a pull-down ladder attached.

Bedroom one is a great sized principal bedroom with carpeted flooring, built-in wardrobes and a window to the front leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a corner shower enclosure, WC and a wash hand basin within unit. With tiling to the walls, tiled flooring, chrome towel rail, spotlighting, extractor fan and a window to the side. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes and a window to the rear. The third double bedroom benefits from carpeted flooring, built-in wardrobes and windows to the front.

The fourth double bedroom benefits from carpeted flooring, built-in wardrobes and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a bathtub with overhead rainfall shower, glass screen, WC with hidden cistern and a wash hand basin within unit. With tiling to the walls, tiled flooring, chrome towel rail, extractor fan, spotlighting and a window to the rear.

GARDENS AND GROUNDS

Approached off Vale Park, no. 30 shared a private driveway between 3 properties with off-road parking for 2/3 vehicles. A timber gate provides side access around to the rear of the property. The rear garden is fully enclosed with brick wall boundaries. The south-facing garden has a lower patio area whilst the remainder has been landscaped with a section laid with lawn, a further section laid with stone chippings and a patio area ideal for outdoor furniture. The garden benefits from a private aspect with tall trees.

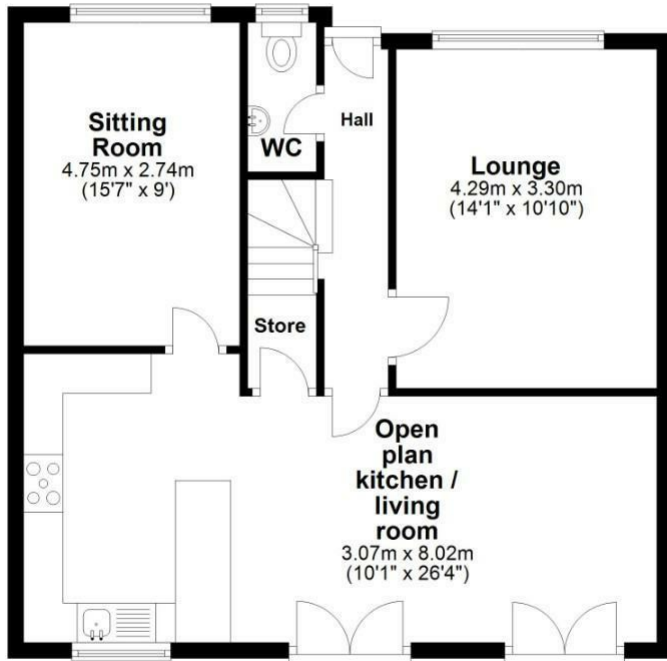
ADDITIONAL INFORMATION

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



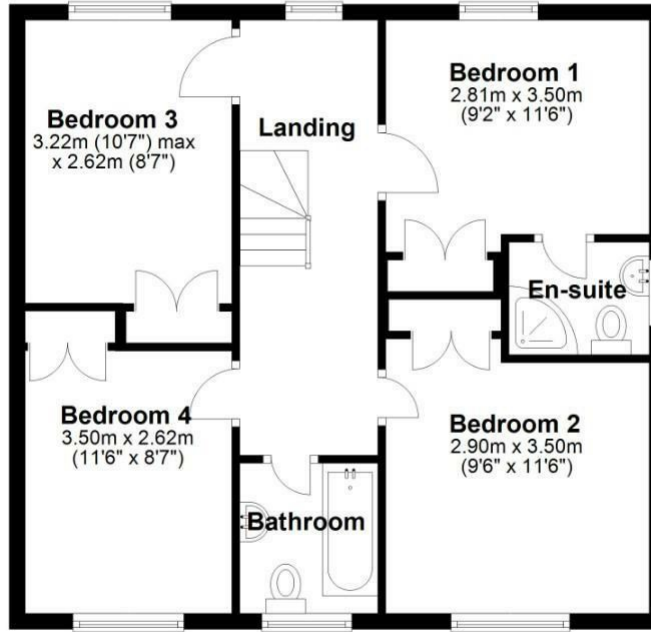
Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



Total area: approx. 120.8 sq. metres (1300.7 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	
England & Wales		EU Directive 2002/91/EC	





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