



14, Llwyn Coch
Bridgend, CF31 5BJ

Watts
& Morgan



14, Llwyn Coch

Broadlands, Bridgend CF31 5BJ

Guide Price £375,000 - £385,000

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

**** GUIDE PRICE £375,000 - £385,000 ****

A well presented four bedroom detached property situated in Broadlands with two reception rooms and open plan kitchen/dining room. The property offers flexible living accommodation. Conveniently situated within walking distance of the shopping precinct, local schools, Newbridge Fields and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge, sitting room, open plan kitchen/dining room, conservatory, utility and WC. First floor landing, bedroom one with built-in wardrobes and ensuite shower room, three further good size bedrooms and a family bathroom. Externally offering a private driveway to the front with off-road parking for two vehicles and a generous landscaped rear garden.

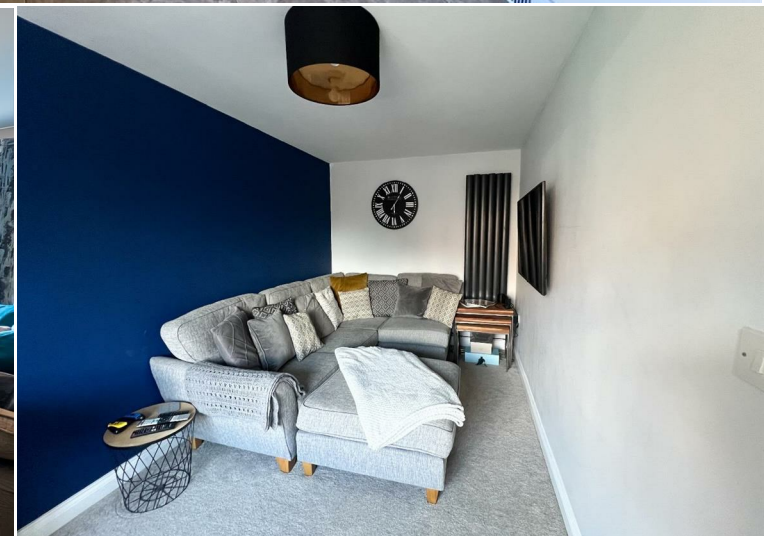
Directions

• Bridgend Town Centre 2.5miles • Cardiff City Centre 21.5 miles • M4 (J36) 4.5 miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance via a composite glazed door into a spacious hallway offering a carpeted staircase to the first floor with understairs storage cupboard and porcelain floor tiles. The Lounge is a generous sized reception room offering carpeted flooring, a uPVC window to the front elevation and a central feature to the room is the limestone fireplace with an inset gas fire. The sitting room is a great addition, offering further living space with carpeted flooring and a window to the front aspect.

The Open Plan Kitchen/Dining Room is a superb light and airy space. The Kitchen has been fitted with a range of cream high gloss wall and base units with space saver unit and complementary solid oak work surfaces. A range of integral appliances to remain include fridge freezer, dishwasher, wine cooler, 4-ring induction hob, dual oven and grill. Further featuring; a uPVC window which overlooks the rear garden, continuation of porcelain floor tiles and an inset stainless steel sink unit with drainer. Opening into the Dining Area which provides ample space for dining furniture, carpeted flooring and a square arch opens into the conservatory.

The Conservatory is of uPVC construction offering a ceiling fan light, carpeted flooring and French doors lead onto the rear patio. This versatile reception room is currently utilised as another sitting room.

The Utility Room provides additional wall and base units with complementary work surfaces and a stainless-steel sink unit. Plumbing is provided for appliances, and a door provides access to the rear.

The downstairs Cloakroom WC has been fitted with a modern 2-piece suite comprising; wash-basin and WC.

The Landing provides an airing cupboard which houses the gas boiler and a loft hatch gives access to the loft space. Bedroom one is a fantastic size double room providing a uPVC window to the front elevation, double fitted wardrobe plus an additional storage cupboard and carpeted flooring. Leading into a fully tiled 3-piece en-suite shower room. Bedroom Two is a good size double room offering a uPVC window to the front elevation, a double fitted wardrobe and carpeted flooring. Bedroom Three is another double room providing a uPVC window to the rear, carpeted flooring and space for freestanding wardrobes. Bedroom Four is located to the rear of the property and is a spacious single room offering a double fitted wardrobe and uPVC window. The fully tiled Family Bathroom has been fitted with a 3-piece suite comprising; panelled bath with mixer tap and hand-held shower over, wash basin, WC and a chrome heated towel rail.

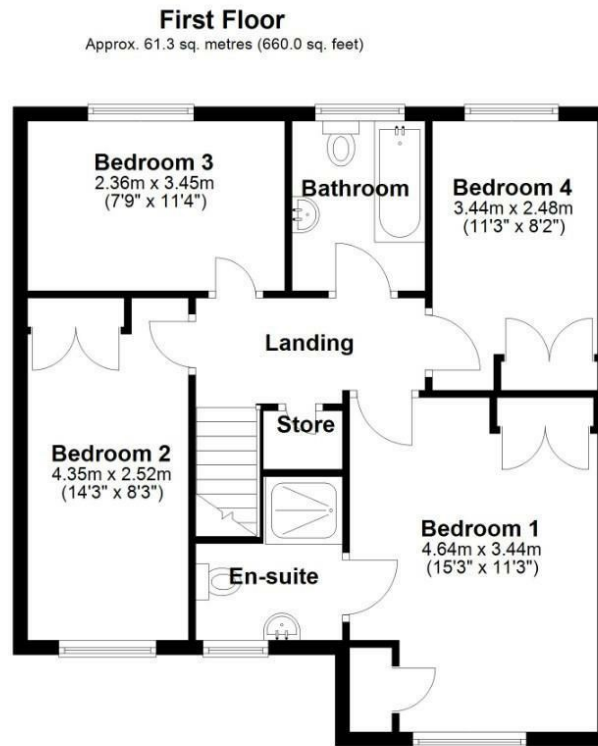
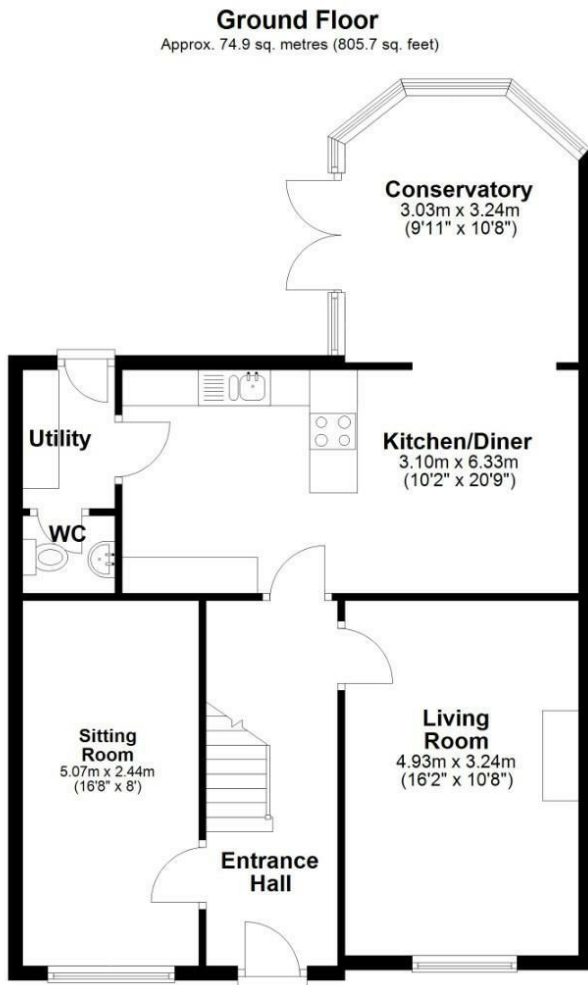
GARDENS AND GROUNDS

No.14 is approached towards the end of the cul-de-sac onto a tarmac driveway providing off-road parking for two vehicles. The front garden is predominantly laid to lawn with mature shrub borders. The fully enclosed rear garden provides a decked area which is ideal for outside furniture, leading onto a lawned area and additional raised decking space perfect for outdoor furniture. The garden benefits from planted evergreen borders, a private outlook and a courtesy gate provides access to the side of the property.

ADDITIONAL INFORMATION

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

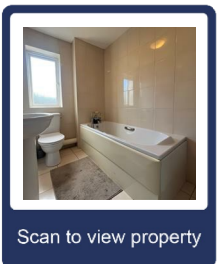




Total area: approx. 136.2 sq. metres (1465.7 sq. feet)



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		
	67	76
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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