



28, Blaen Y Cwm
Bridgend, CF31 5AG

Watts
& Morgan



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Bridgend CF31 5AG

£280,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £280,000 - £290,000 ****

A well presented three bedroom detached property situated in a quiet cul-de-sac in the Broadlands Development. Being sold with no onward chain. Located within walking distance of the local shopping precinct and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, WC, open plan kitchen/dining room, conservatory, utility. First floor landing, bedroom one with ensuite shower room and built-in wardrobes, double bedroom, single bedroom and a bathroom. Externally offering a private driveway and a landscaped south facing rear garden.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 26.0 Miles * J36 of the M4 -3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance is through a PVC front door into the entrance hallway with carpeted flooring, staircase rising to the first floor and access to the ground floor cloakroom and living room. The cloakroom is fitted with a 2-piece suite comprising of a WC and a wall mounted wash-hand basin with a window to the front. The living room is a generous reception room with carpeted flooring, windows overlooking the front and a central fireplace with hearth and surround. Leading into open plan kitchen/dining room the kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with vinyl flooring, tiled splashbacks and window to the rear. There is ample space for freestanding furniture. Integrated appliances to remain include under-counter fridge, under-counter freezer, 4-ring gas hob with extractor hood over, double 'AEG' oven and grill and integrated dishwasher. Double doors open into a conservatory with a dwarf brick wall, vinyl flooring, windows overlooking the rear garden and two sets of doors opening out to the south facing rear garden. The garage has been converted into a useful utility room which has been fitted with wall and base units and work surfaces over with vinyl flooring, PVC door to both front and rear aspects and a stainless steel sink with drainer. There is space and plumbing provided for washing machine and tumble dryer.

The first floor landing offers carpeted flooring, access to the loft hatch, built-in airing cupboard housing the gas combination boiler and a further built-in storage cupboard.

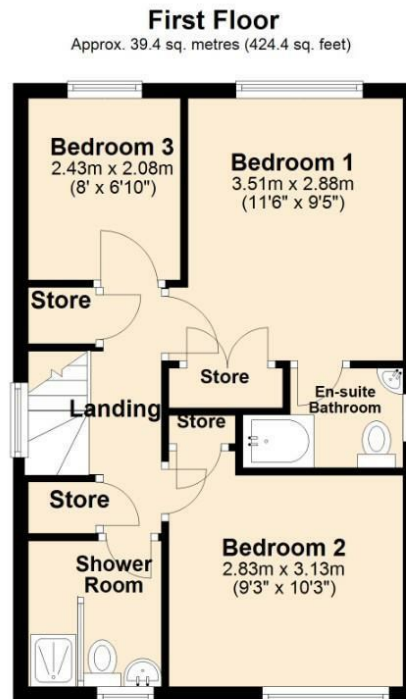
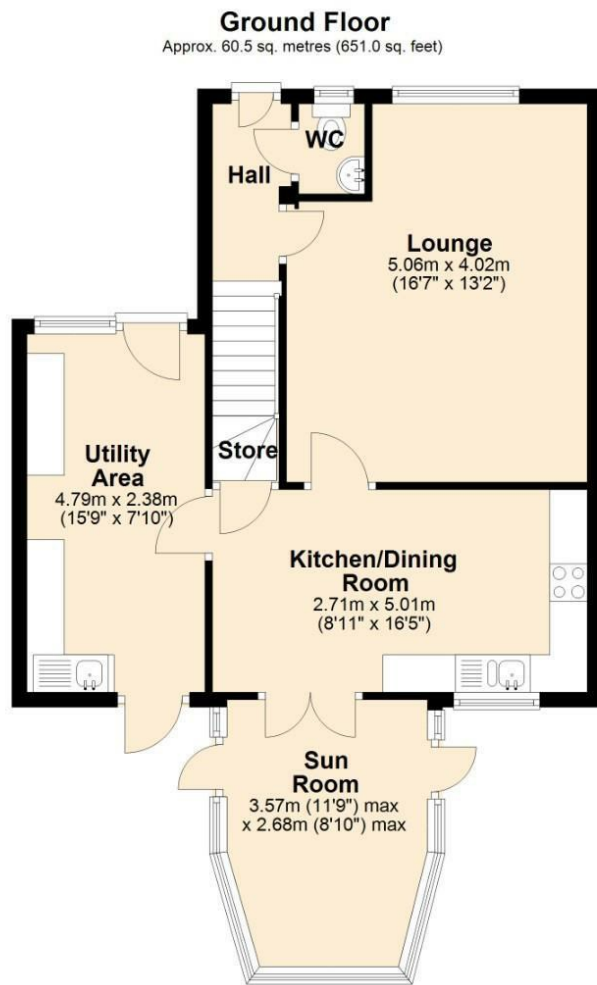
Bedroom one is a double bedroom with carpeted flooring, windows overlooking the front and double built-in wardrobes. Leads into an ensuite fitted with an adapted walk-in shower, WC and wash-hand basin with vinyl flooring and window to the side. Bedroom two is a second double bedroom with carpeted flooring, single built-in storage cupboard and window to the rear. Bedroom three is a single room with carpeted flooring and windows to the front. The bathroom is fitted with a double shower enclosure with glass screen, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the rear.

GARDENS AND GROUNDS

Approached off Blaen Y Cwm No.28 benefits from a private driveway to the front with off-road parking. To the rear is a south facing landscaped garden enclosed via brick wall with timber fencing. The garden benefits from a raised decked area ideal for outdoor furniture, the remainder is laid with artificial turf with a range of mature shrub and flower borders.

ADDITIONAL INFORMATION

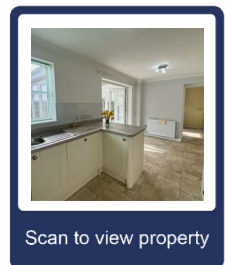
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "D".



Total area: approx. 99.9 sq. metres (1075.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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