



Greenbank, Broad View  
Bridgend, CF32 9DF

Watts  
& Morgan



# Greenbank, Broad View

Tondu, Bridgend CF32 9DF

**£625,000 Freehold**

**5 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

An immaculately presented five-double-bedroom detached family home, quietly positioned in a secluded area of Tondu. Ideally located within walking distance of local amenities and just minutes from Bridgend Town Centre and Junction 36 of the M4. The spacious accommodation comprises an inviting entrance hall, lounge, study, open-plan kitchen/dining room, sunroom, WC and utility room. To the first floor, the property offers a principal bedroom with en-suite shower room, four additional double bedrooms, and a contemporary four-piece family bathroom. Externally, the home benefits from extensive off-road parking, a single garage, and a generous wraparound garden featuring a bespoke outdoor kitchen.

## Directions

\* Bridgend - 4.0 Miles \* Cardiff - 25.0 Miles \* J36 of the M4 - 2.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with a central feature oak staircase leading up to the first floor and original parquet wood block flooring. Double doors open into the living room with laminate flooring, bay window to the front and side and French doors opening out to the rear garden. There is a central feature stone fireplace with inset fire and oak mantel. The study is a second reception room with laminate flooring and a bay window to the front. The ground floor cloakroom is fitted with a WC and a wash hand basin with vinyl flooring, tiling to the walls and a built-in storage cupboard. The open-plan kitchen/dining/sunroom features tiled flooring, windows to the rear and ample space for a dining table. The kitchen has been fitted with a range of coordinating two-tone shaker style wall and base units with complementary granite work surfaces with coordinating counter tops and under-cupboard lighting. Appliances to remain include freestanding range oven, full length fridge and integrated dishwasher, dual ceramic Belfast sink and a built-in pantry cupboard. The sunroom features continuation of the tiled flooring, 4 Velux skylight windows and a feature window to the rear with double doors opening out to the garden. The utility room is fitted with coordinating base units with continuation of the granite surfaces. There is a second ceramic Belfast sink and a full-length freezer. Space is provided for two freestanding appliances. The utility also has tiled flooring and a stable style door opening out to the rear garden and a door provides access into the integral garage.

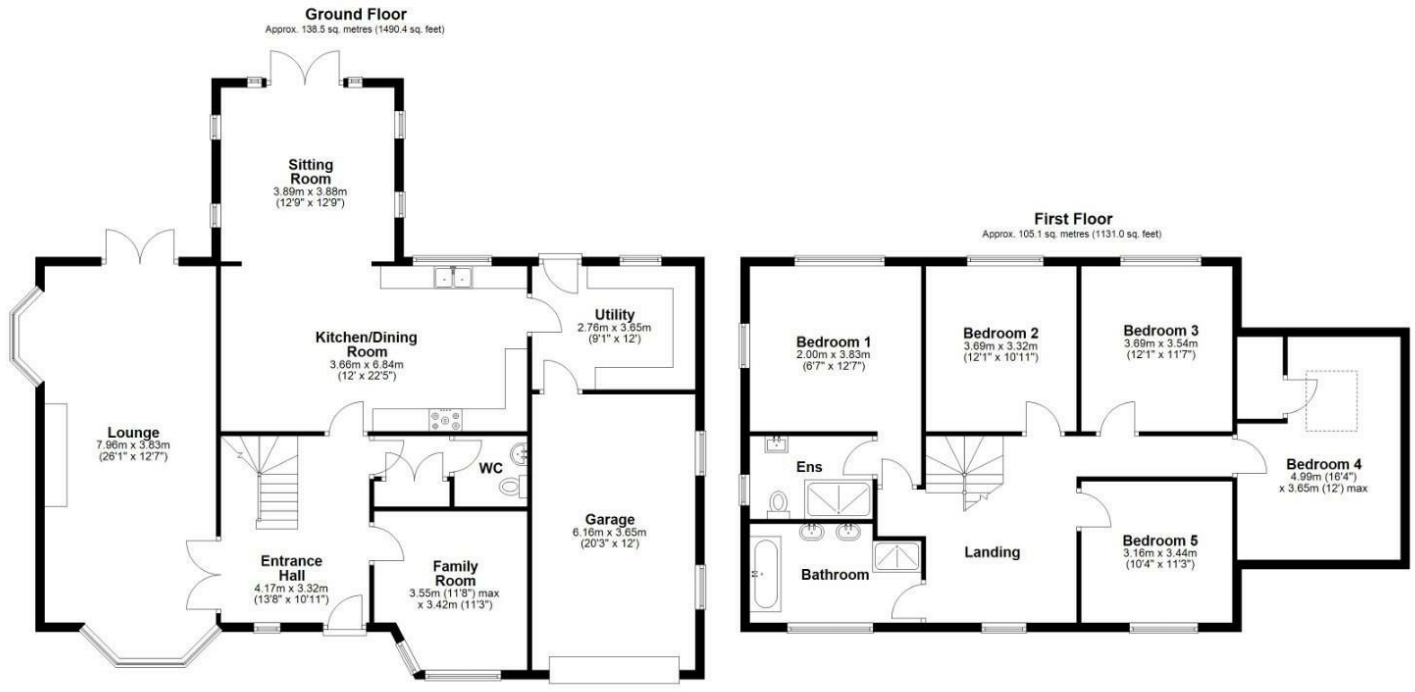
The first floor landing features continuation of parquet flooring and a window to the front. Bedroom One is a spacious double bedroom with carpeted flooring, windows to the rear and side leading into an en-suite shower room. The en-suite is fitted with a double shower with glass screen, wash hand basin set within vanity unit and a WC. Further features an LED mirror, tiling to the walls and flooring and an obscured window to the side. Bedroom Two is a double bedroom with carpeted flooring, fitted wardrobes and a window to the rear. Bedroom Three is a double bedroom with carpeted flooring, fitted wardrobes and a window to the front. Bedroom Four is a double bedroom with a built-in storage cupboard which houses the gas boiler, fitted wardrobes, carpeted flooring, two sets of storage in the eaves and a Velux window to the rear. The fifth bedroom is a double bedroom with carpeted flooring and a window to the rear. The family bathroom is fitted with a 4-piece suite comprising; a freestanding bath with mixer taps, a shower enclosure, a WC and dual wash hand basins. With tiled flooring, tiling to the walls and a window to the front.

### GARDENS AND GROUNDS

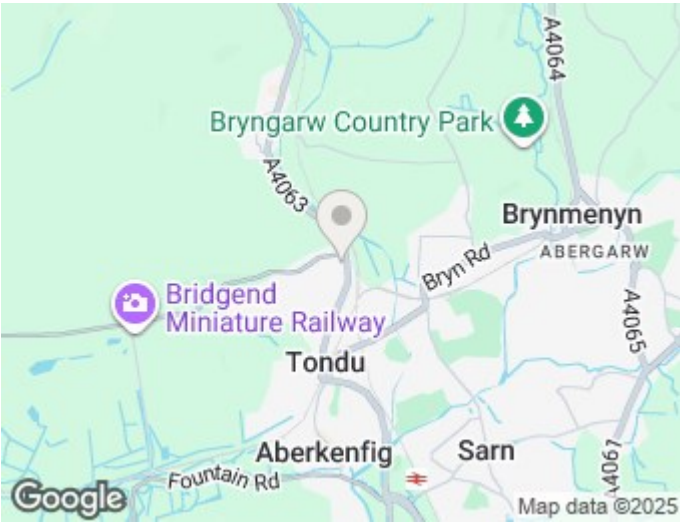
Set just off Broad View, Greenbank enjoys a generous plot accessed through private gates that open onto a spacious, stone-chipped driveway offering ample off-road parking for multiple vehicles. A single garage with an electric, remote-controlled up-and-over door is complemented by an EV charging point. Side access leads through to the rear garden, which features an extensive lawn to the rear and side, along with a patio ideal for outdoor furniture. The garden is further enhanced by a bespoke timber-framed outdoor kitchen with a pizza oven, a greenhouse, an additional timber-framed storage shed, and raised planting borders.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band "G".



Total area: approx. 243.5 sq. metres (2621.4 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</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 |         |                         |
|                                             | 74      | 82                      |
| 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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