

**ESTAS**  
★★★★★

**BEST IN POSTCODE  
WINNER 2025**

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**21 Bryn Melys, Broadlands, Bridgend, Bridgend County. CF31 5DN**

**£475,000**



**PETER MORGAN**



### **Main Features**

- Modern and extended 4 bedroom detached home
- Occupying an inner corner plot with private road entrance
- South West facing garden
- Indoor/ outdoor living
- Original double garage is now used as a fitted detached gymnasium
- Convenient for local shops, school, public house, restaurants, cafe, nursery and convenience stor
- Only 0.5 miles from the A48 and 4 miles from the M4 at Junction 36
- The Heritage Coastline is within 4 miles along with Merthyr Mawr Sand Dunes and historic village
- uPVC double glazing and gas central heating
- Council Tax Band: F. EPC: C

### **General Information**

MODERN & EXTENDED DETACHED 4 BEDROOM, 2 BATHROOM FAMILY HOME OCCUPYING AN INNER CORNER PLOT WITH PRIVATE ROAD ENTRANCE, SOUTH WEST FACING LOW MAINTENANCE LANDSCAPED GARDENS, INDOOR / OUTDOOR LIVING WITH EMPHASIS ON LEISURE - GYMNASIUM, HOT TUB, UNDERCOVER ENTERTAINMENT AREA & MORE!

Situated with open green space to the front in a popular and convenient location on The Broadlands development. Occupying an inner corner plot. Convenient for local shops, school, public house, restaurants, cafe, nursery and convenience store. Only 0.5 miles from the A48 and 4 miles from the M4 at Junction 36. The Heritage Coastline is within 4 miles along with Merthyr Mawr Sand Dunes and historic village. Bridgend Town Centre is within 2 miles.

This home has modern and attractive extended accommodation comprising ground floor hallway, cloakroom, study, lounge, playroom, family / sunroom, fitted kitchen / dining room, utility room. First floor landing, family bathroom, four double bedrooms ensuite shower room. Externally there are low maintenance landscaped gardens to front, side & rear. Original double garage is now used as a fitted detached gymnasium with separate storage area. In the

garden there is a hot tub and an external undercover entertainment area.

This home benefits from uPVC double glazing & gas central heating.

### **GROUND FLOOR**

#### **Hallway**

uPVC double glazed main entrance door. Quarter turn carpeted staircase with toughened glass inserts to 1st floor. uPVC double glazed window to front. Radiator. LVT flooring. Plastered walls and ceiling. Coving. Mains powered smoke alarm. Wall mounted gas central heating thermostat. Built-in cloaks cupboard.

#### **Cloakroom**

Two piece fitted suite comprising close coupled WC with enclosed cistern and push button flush and wash basin with monobloc tap set in vanity unit. Tiled floor. Part tiled walls. Radiator. Vanity mirror. Extractor fan.

#### **Study**

uPVC double glazed box window to front. Radiator. Laminate flooring. Plastered walls and ceiling. Coving. Telephone master socket.

#### **Lounge**

uPVC double glazed bay window to front. Window seat and boxed in radiator. 2nd radiator. Fitted carpet. Coal effect electric fire with marble hearth and back plate. Stone effect surround. TV points. Plastered walls and corniced ceiling. Inset ceiling spotlights. Wall lighting. Part glazed double doors to..

#### **Playroom**

Radiator. Fitted carpet. Recessed lighting. Plastered walls and corniced ceiling. Square archway to..

## **Sun Lounge / Family Room**

Vaulted ceiling with inset spotlights. uPVC double glazed windows to side and rear. Venetian blinds. uPVC double glazed French doors with perfect fit blinds to garden. Laminate flooring. Wired for wall mounted television and surround sound. Under floor heating with thermostat (run-off central heating). Part glazed door to..

## **Kitchen / Dining Room**

Open plan design with 2 uPVC double glazed windows to rear. uPVC double glazed window to side. Fitted venetian blinds. Fitted kitchen finished with matt black doors with brushed steel handles. Illuminated granite worktops with upstands. Integral oven, grill, microwave and five ring gas hob, chimney style extractor hood. Dishwasher space for American style fridge freezer. Plastered walls. Corniced ceiling. Inset ceiling spotlights. LVT flooring. Wired for wall mounted television. Radiator.

## **Utility Room**

uPVC double glazed door to side. Fitted wall mounted and corner unit housing Worcester gas central heating boiler. Granite worktop. Wine rack. Tiled splashback. Plumbed for washing machine. Space for tumble dryer. Chrome heated towel rail. LVT flooring.

## **FIRST FLOOR**

### **Landing**

Balustrade with toughened glass insert. Fitted carpet. Plastered walls and ceiling. Mains powered smoke alarm. Loft access. Airing cupboard housing hot water tank, hanging rail and shelf. White panelled doors to bedrooms and..

## **Family Bathroom**

Fitted bathroom comprising three-piece suite in white with close coupled WC with push button flush, wash basin with monobloc tap set in vanity unit, shower bath with mixer tap, overhead Rainstorm shower and hair wash spray. Folding glass screen. Tiled walls. LVT flooring. Chrome heated towel rail. Plastered ceiling with inset spotlights. Vanity mirror.

## **Bedroom 1**

uPVC double glazed window to front. Four sets of double fitted wardrobes. Dressing table with corner unit and chest of drawers. Fitted carpet. Ceiling and bedside lighting. Radiator. Full length wall mounted mirror.

## **En-suite shower room**

uPVC double glazed windows to side and rear. Perfect fit blinds. Fitted three-piece suite in white comprising close coupled WC with enclosed cistern and push button flush, wash basin with monobloc tap set in vanity unit, double shower cubicle with Rainstorm shower and hair wash spray. Tiled walls, LVT flooring. Chrome heated towel rail. Illuminated vanity mirror. Extractor fan. Plastered ceiling with inset spotlights.

## **Bedroom 2**

uPVC double glazed window to front. Radiator. Laminate flooring. Fitted wardrobes (two doubles, one single). Bridge storage. Coving.

## **Bedroom 3**

uPVC double glazed window to rear. Wired for wall mounted television. Radiator. Laminate flooring. Fitted wardrobe. Coving.

## **Bedroom 4**

uPVC double glazed window to rear. Radiator. Laminate flooring. Fitted double wardrobe. Coving.

## EXTERIOR

The property occupies an inner corner plot and is located at the end of a private access road. Fully landscaped low maintenance illuminated gardens to front side and rear. Emphasis on indoor / outdoor living & leisure.

### Front Garden

Open plan, laid with artificial turf. Indian flagstone pathways and block paved extended driveway with parking for approx 5 cars. Courtesy light and overhead canopy to front door. Gated and fenced access to side garden. Up and over door to storage area.

### Detached Gymnasium / Original Garage

Currently utilised as a gymnasium. Plastered walls and ceiling. Inset ceiling spotlights. Wired for wall mounted television and surround sound. Power points. Electric heater. Wall mounted consumer unit. Loft access. Versatile space.

### Side Garden

Westerly facing. Landscaped with resin and artificial turf. Brick built boundary walls and feather edge fencing. A variety of garden lights to include spotlights and LED. Wired speakers to hot tub area. Hot tub to remain. Pedestrian access door to gymnasium. External gas and electric meter boxes. Open access to..

### Rear Garden

Southerly facing and fully landscaped to include resin patio and pathways & artificial turf lawns. Brick boundary walls. Feather edge fencing. Water tap. Wall mounted up and down lighting to rear elevations.

### Garden Shed

Wooden undercover storage area. Perfect for bike storage, bins, garden equipment, etc.

### Pergola / Entertainment Area

Wood framed with vaulted ceiling and tiled roof. Wired for wall mounted television with sky connection. Power points. Lighting. Surround sound / speakers. Electric heater. Resin flooring.

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

F

### Current heating type

Gas

### Tenure

Freehold















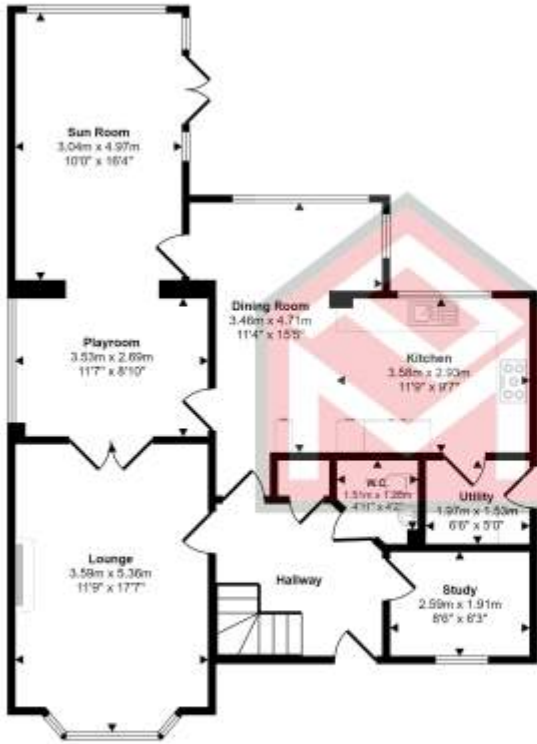








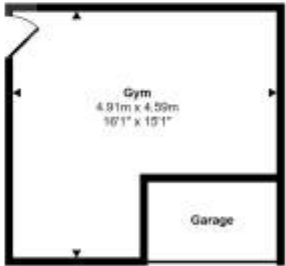
Approx Gross Internal Area  
185 sq m / 1991 sq ft



Ground Floor  
Approx 91 sq m / 978 sq ft



First Floor  
Approx 72 sq m / 779 sq ft




Outbuildings  
Approx 23 sq m / 244 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other are approximate and no responsibility is taken for any error, omission or mis-statement. Some of these such as bathroom suites are representations only and may not look like the real thing. Made with Make Snappy 360.



21 Bryn Melys, Broadlands, Bridgend, Bridgend County. CF31 5DN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

<b>Neath</b> Hub  npt@petermorgan.net lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Financial Services  team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	<b>Bridgend</b> Sales Hub  bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	<b>Talbot Green</b> Hub  talbotgreen@petermorgan.net lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Carmarthen</b> Hub  carmarthen@petermorgan.net lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	<b>Cardiff</b> Hub  cardiff@petermorgan.net lettingscd@petermorgan.net  144 Crwys Road, Cathays Cardiff CF24 4NP
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## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bcb@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

