




 5  4  4

Parkwood Heights, Bridgend
offers in the region of £565,000



01656 657201
bridaend@peteralan.co.uk



About the property

Situated on a private driveway with 7 substantial homes within the popular area of Broadlands, Bridgend is this executive five bedroom family home. Located just a short drive from Bridgend Town Centre that has all local amenities such as shops and schools. This property also has great access to A48 with routes to Porthcawl, Swansea and Cardiff!!! Internally the property comprises entrance hall, lounge, living room, conservatory, kitchen, utility room and downstairs wc. To the first floor is master bedroom with ensuite, 2nd bedroom with ensuite, bedroom three and family bathroom. On the first floor are the stairs to second floor that comprises bedroom four and five. To the rear of the property is a generous sized enclosed garden with patio area, decked area and the rest laid to lawn. The property further benefits from a double garage and driveway. Viewings are highly recommended for this property. To book call 01656657201 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hall

Enter via uPVC double doors. Access to lounge, living room, kitchen, downstairs wc and stairs to first floor. Tiles.

Lounge

10' 10" x 23' 2" (3.30m x 7.06m)
Fitted carpet. uPVC double glazed window. Doors to conservatory.

Conservatory

Laminate flooring. uPVC double glazed windows and doors to garden.

Living Room

10' 3" x 15' 10" (3.12m x 4.83m)
Laminate flooring. uPVC double glazed windows and doors to rear garden. Open to kitchen.

Kitchen

15' 10" x 12' 9" (4.83m x 3.89m)
Fitted with matching wall and base units with worktop space over. Insert 1 1/2 stainless steel sink with mixer tap. Integrated fridge/freezer and dishwasher. Space for free standing range cooker. Tiles. Spotlights. uPVC window. Access to utility room and open to living room.

Utility Room

14' 5" x 5' 3" (4.39m x 1.60m)
Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for washing machine/dryer. uPVC double glazed window and door to side access. Tiles.





Downstairs Wc

Fitted with two piece suite comprising wash hand basin and wc. Tiles. uPVC double glazed window.

First Floor Landing

Access to master with ensuite, second bedroom with ensuite, third bedroom and family bathroom. Fitted carpet. uPVC double glazed window. Storage cupboard. Stairs to second floor.

Master Bedroom

19' 2" x 10' 10" (5.84m x 3.30m)
Fitted carpet. uPVC double glazed windows. Fitted wardrobes. Access to ensuite.

Ensuite

Fitted with four piece suite comprising shower, double sinks and wc. Tiles. uPVC double glazed windows.

Bedroom Two

11' 8" x 11' 10" (3.56m x 3.61m)
Fitted carpet. uPVC double glazed window. Built in wardrobes. Access to ensuite.



Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc. Tiles. uPVC double glazed window.

Bedroom Three

11' 2" x 7' 1" (3.40m x 2.16m)
Fitted carpet. uPVC double glazed window.

Bathroom

Fitted with four piece suite comprising bath, shower, wash hand basin and wc. Tiles. uPVC double glazed window. Spotlights.

Second Floor Landing

Access to bedrooms. Fitted carpet.

Bedroom Four

14' 8" max x 13' 8" max (4.47m max x 4.17m max)
Fitted carpet, Skylight window. Eaves storage.

Bedroom Five

14' 8" max x 13' 8" max (4.47m max x 4.17m max)
Fitted carpet. Skylight window. Eaves storage.



Rear Garden

Generous sized garden with patio area, decked area, rest laid to lawn and side access to garage and driveway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.