



## Bryn Melys, £425,000

- Extended 4 bedroom detached family home.
- 2 reception rooms with open plan Lounge/kitchen and diner
- Master with En-suite
- Council Tax Band D
- Sought after development of Broadlands
- EPC Rating: C



 4  2  3



## About the property

Welcome to this beautifully extended 4-bedroom detached family home, nestled in the sought-after development of Broadlands, Bridgend. Perfectly positioned within close proximity to local schools, shops, and with easy access to the M4 motorway, this property offers the ideal setting for modern family living.

Upon entering, you are greeted by two spacious reception rooms, perfect for family gatherings or entertaining. To the rear of the home, you'll find a stunning open-plan lounge, kitchen, and diner, seamlessly blending style and functionality, creating the heart of the home where you can relax and entertain.

Upstairs, the first floor boasts four generously sized double bedrooms, including a master suite with its own ensuite bathroom. A modern family bathroom serves the remaining bedrooms, ensuring comfort for all.

With its ample living space, superb location, and contemporary design, this is a home that ticks all the boxes for family living. Don't miss out-arrange your viewing today!



## Accommodation

### Entrance Hall

**Lounge** - 11' 9" x 18' 7" ( 3.58m x 5.66m )

**Living Room** - 8' 4" x 12' 9" ( 2.54m x 3.89m )

**Kitchen/Diner** - 17' 7" max x 10' 5" max ( 5.36m max x 3.17m max )

**Conservatory** - 17' 7" x 9' 9" ( 5.36m x 2.97m )

**Utility Room** - 8' 3" x 8' 8" ( 2.51m x 2.64m )

**Cloakroom**

### First Floor

### Landing

**Bedroom One** - 11' 9" x 13' ( 3.58m x 3.96m )

### Ensuite

**Bedroom Two** - 9' x 12' 9" ( 2.74m x 3.89m )

**Bedroom Three** - 8' 4" max x 14' 3" max ( 2.54m max x 4.34m max )

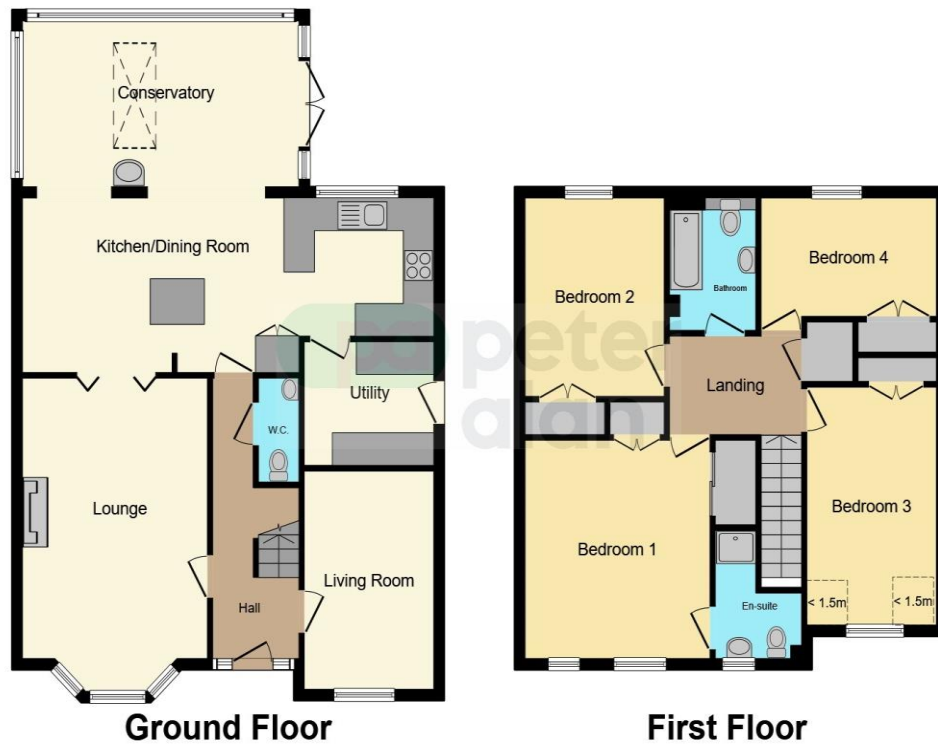
**Bedroom Four** - 12' 8" x 7' 8" ( 3.86m x 2.34m )

### Bathroom

01656 657201

bridgend@peteralan.co.uk

## Floorplan



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