

 5  4  4
Bryn Derlwyn, Bridgend
offers over £575,000

 **peter
alan**

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About the property

Located within the prestigious and highly desirable Broadlands development, this outstanding five bedroom detached executive home offers an impressive level of space, quality and refinement, finished to an exceptional standard throughout.

The property is introduced via a welcoming and elegant entrance hall, leading to three beautifully proportioned reception rooms, providing versatile accommodation suited to formal entertaining, refined family living or executive home working. At the heart of the home lies a stylish and expansive kitchen diner, thoughtfully designed to combine functionality with sophistication — an ideal space for both everyday living and hosting.

The property also offers five generously sized bedrooms, three of which benefit from luxurious en-suite shower rooms. A modern and well-appointed family bathroom serves the remaining bedrooms, completing the accommodation with style and practicality.

Externally, the property continues to impress with a double garage and ample driveway parking for multiple vehicles, while the setting provides both privacy and curb appeal. Positioned

Accommodation

Living Room

20' 3" x 14' 3" (6.17m x 4.34m)

Kitchen/Dining Room

22' 4" x 14' 5" (6.81m x 4.39m)

Reception Room

20' 4" x 11' 6" (6.20m x 3.51m)

Conservatory

13' 1" x 9' 2" (3.99m x 2.79m)

Bedroom 1

22' 4" x 11' 8" (6.81m x 3.56m)

Bedroom 2

22' 4" x 9' 10" (6.81m x 3.00m)

Bedroom 3

13' 1" x 11' 6" (3.99m x 3.51m)

Bedroom 4

13' 3" x 9' 7" (4.04m x 2.92m)

Bedroom 5

9' 8" x 9' 2" (2.95m x 2.79m)









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Total floor area 242.4 m² (2,609 sq.ft.) approx

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