



30 LLys Pentre, Broadlands

£350,000 Freehold

Spacious four-bed detached home in sought-after Broadlands. Features modern kitchen, two receptions, conservatory, en suite, family bathroom, and excellent local amenities. Early viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

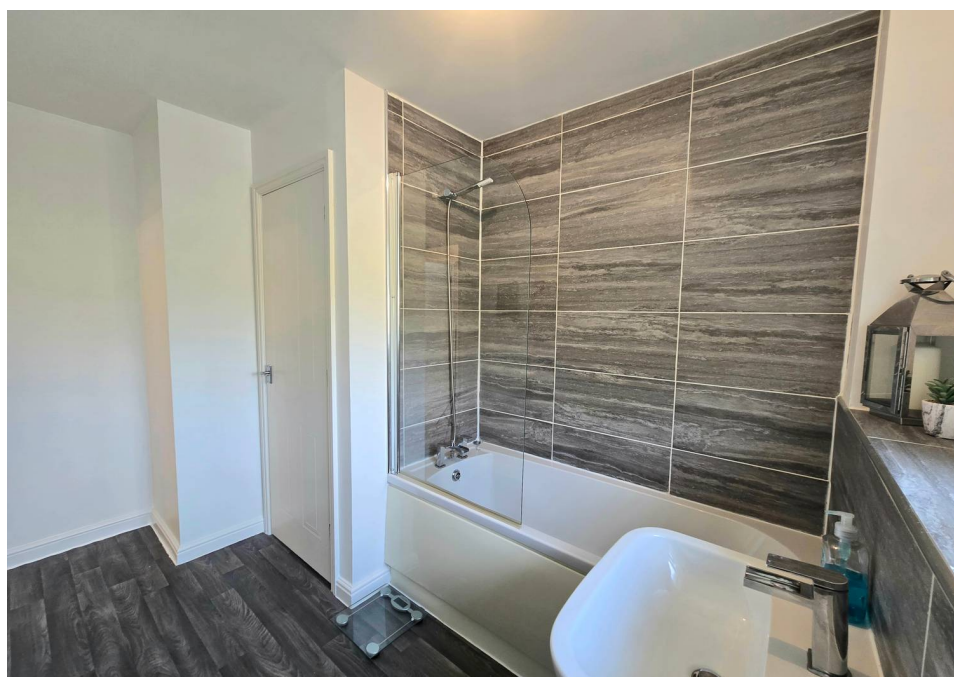
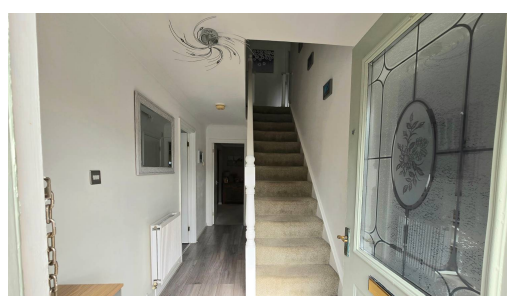
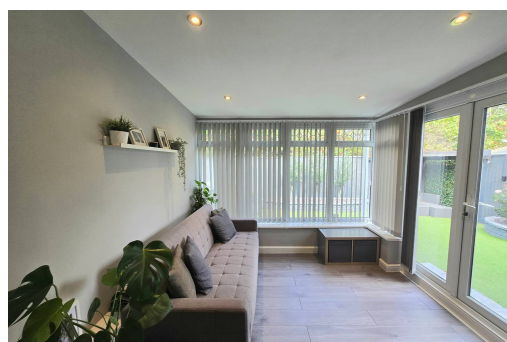
DanielMatthew
ESTATE AGENTS



Spacious four-bed detached home in sought-after Broadlands. Features modern kitchen, two receptions, conservatory, en suite, family bathroom, and excellent local amenities. Early viewing advised.



- › FOUR BEDROOM DETACHED IN THE POPULAR LOCATION OF BROADLANDS
- › KITCHEN/DINER AND UTILITY ROOM
- › LOUNGE/DINING ROOM AND CONSERVATORY
- › SECOND RECEPTION ROOM
- › FOUR BEDROOMS WITH PRIMARY BENEFITING A EN SUITE
- › DRIVE AND ENCLOSED GARDEN



ENTRANCE

Enter via UPVC double glazed door into the hallway. plain walls, radiator, laminate flooring and access to the staircase and ground floor rooms.

SECOND RECEPTION ROOM

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.

KITCHEN/DINER

Modern high gloss kitchen with a range of wall and base units with complimentary work top, stainless steel sink, gas hob with extractor over, single oven, integrated fridge/freezer, vinyl flooring, plain walls and plain ceiling, radiator, UPVC double glazed windows to front aspect and breakfast bar area.

WC

Downstairs wc with a a low level W/C, pedestal wash hand basin, radiator, plain walls, vinyl flooring.

LOUNGE

UPVC double glazed bay window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.

DINING ROOM

Plain walls, plain ceiling, carpet flooring and radiator.

CONSERVATORY

UPVC double glazed window to rear and side aspect, plain walls, plain ceiling, side UPVC double glazed doors, laminate flooring and radiator.

UTILITY ROOM

Utility with wall and base units with complimentary work top, stainless steel sink, space for a washing machine and space for a tumble dryer, wall mounted boiler, vinyl flooring, plain walls and plain ceiling, radiator and side double glazed door.

LANDING

Landing with plain walls, textured ceiling, attic hatch, carpet flooring and radiator.

BEDROOM ONE

UPVC double glazed window, plain walls, double mirrored fitted storage, textured ceiling, carpet flooring, access to the en suite and radiator.

EN SUITE

En suite bathroom with vanity unit with a low level W/C and wash hand basin, shower enclosure, towel radiator, tile and plain walls, vinyl flooring and a UPVC double glazed window.

BEDROOM TWO

UPVC double glazed window, plain walls, double fitted storage, textured ceiling, carpet flooring and radiator.

BEDROOM THREE

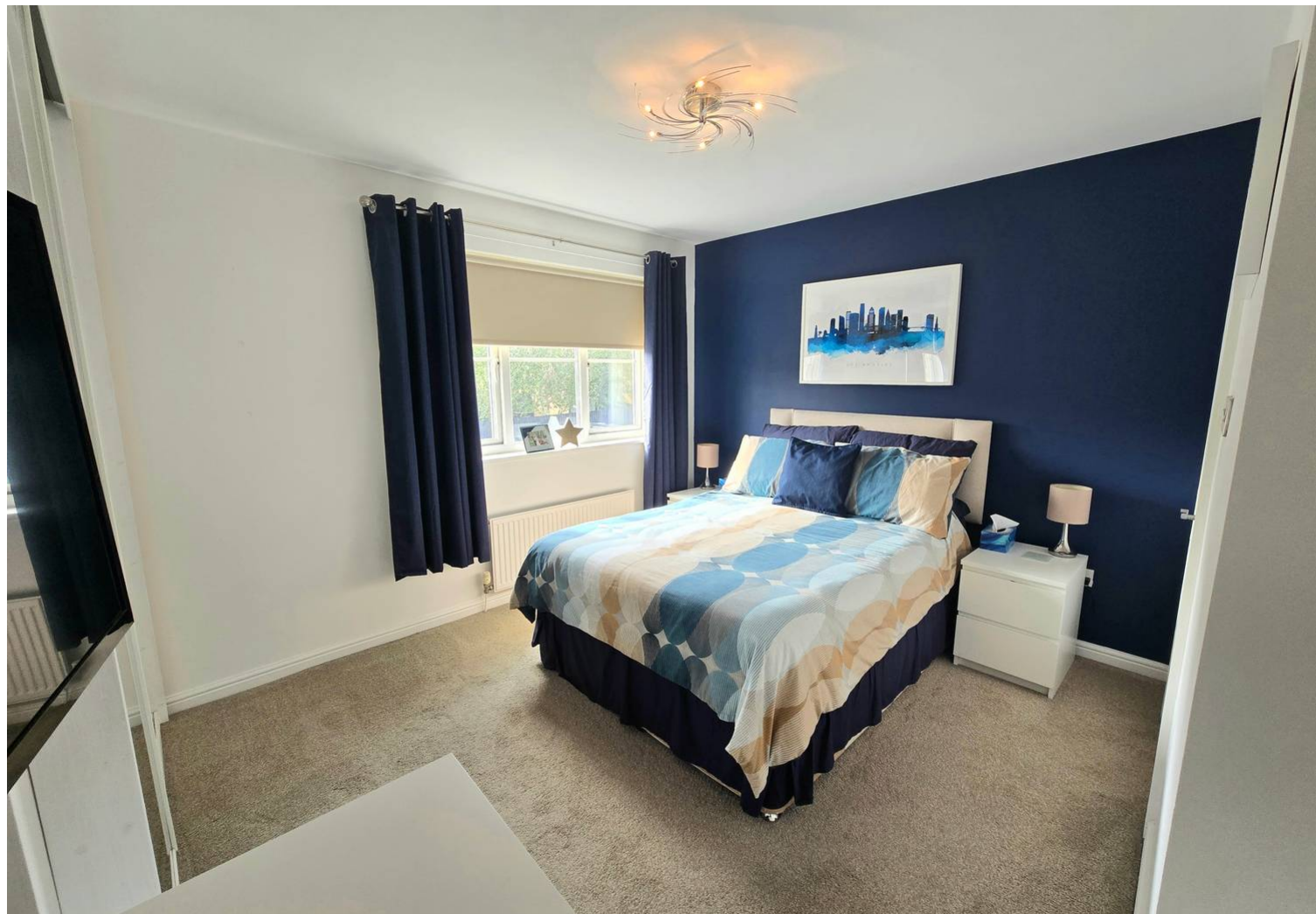
UPVC double glazed window, plain walls, textured ceiling, carpet flooring and radiator.

BEDROOM FOUR

UPVC double glazed window, plain walls, textured ceiling, carpet flooring and radiator.

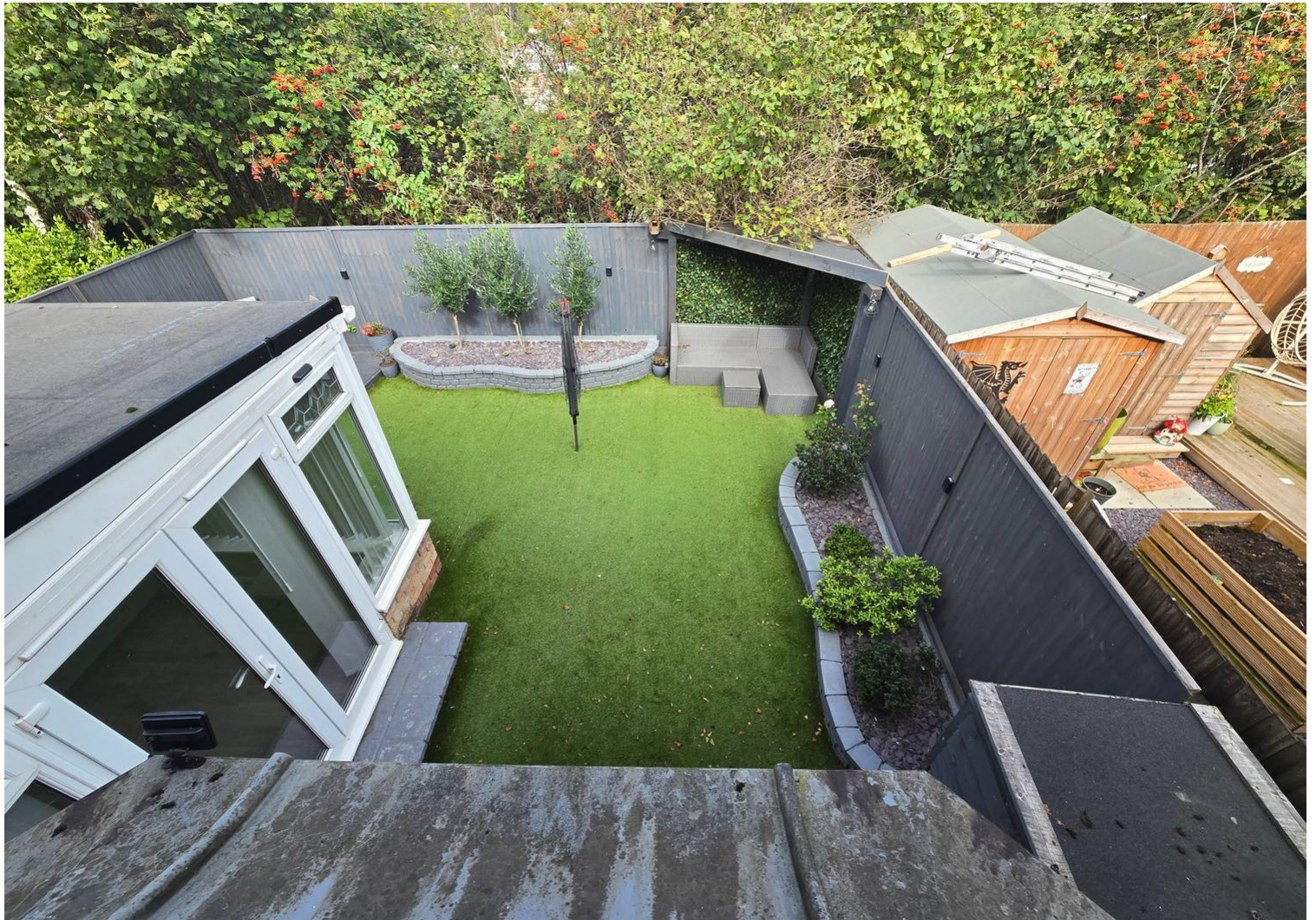
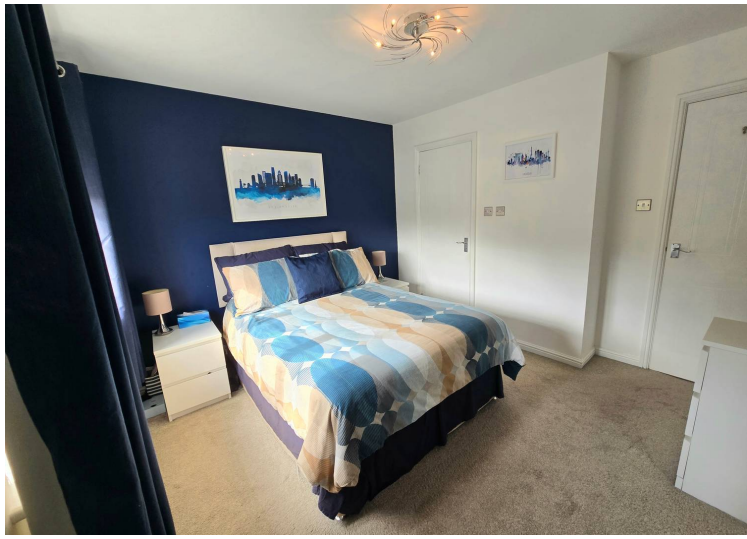
BATHROOM

Three piece bathroom with vanity unit wash hand basin and wc, bath with side panel and shower over with side glass screen, towel radiator, tile and plain walls, laminate flooring, storage cupboard and a UPVC double glazed window.

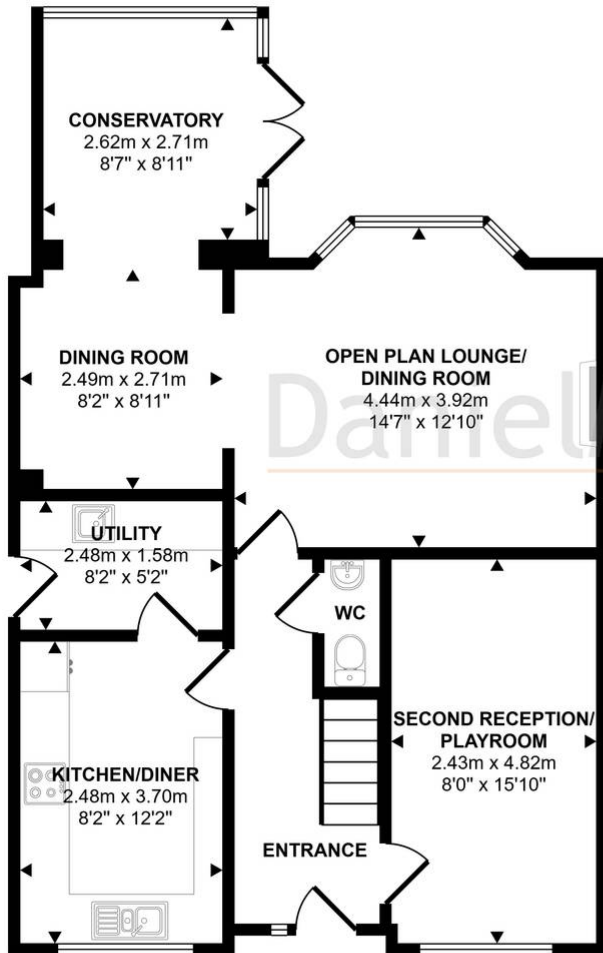


GARDEN

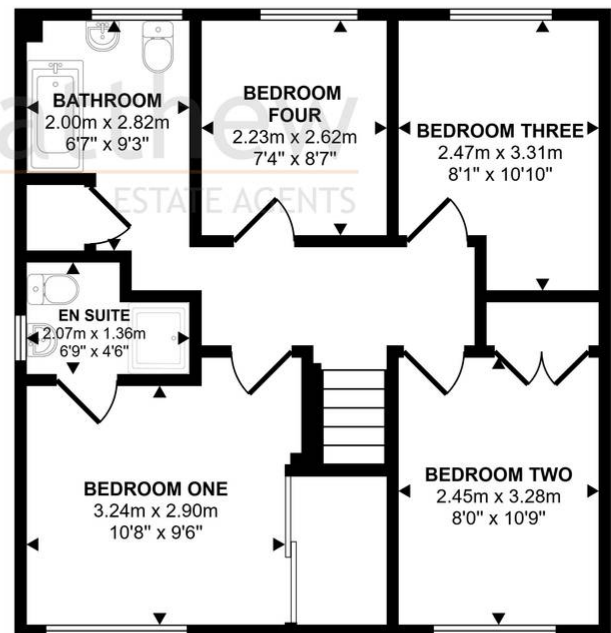
Enclosed low maintenance garden with fence boundary, side access and space for storage/receycling, raised bed with bay trees and shrubs, laid to astroturf and corner under cover seating area.



Approx Gross Internal Area
119 sq m / 1281 sq ft



Ground Floor
Approx 67 sq m / 720 sq ft



First Floor
Approx 52 sq m / 561 sq ft

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