



47 Dol Nant Dderwen, Broadlands

Bridgend

£530,000



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Broadlands, Bridgend

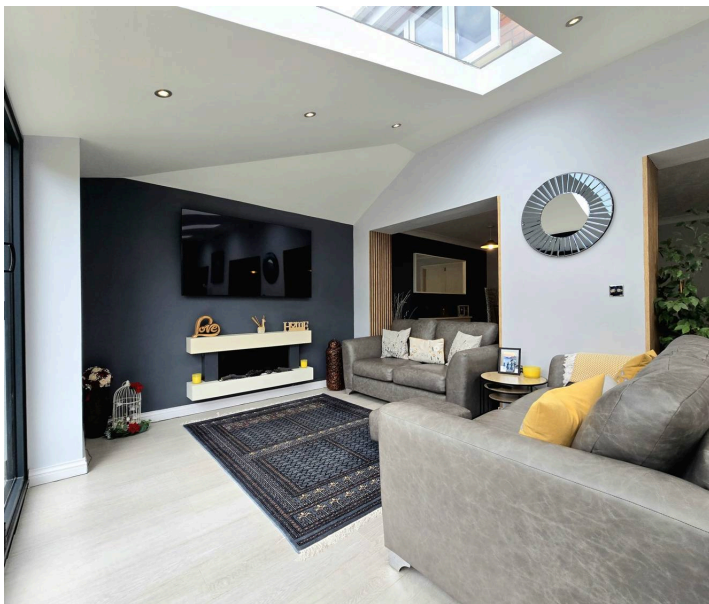
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- A superb four bedroom executive detached family home
- Extended to both the side and rear to create an impressive and versatile residence
- Positioned on the Laleston side of the sought after Broadlands development
- Three individual reception rooms plus the extended living area to the rear with double bi-fold doors
- Contemporary bespoke fitted kitchen with integrated appliances and marble worktops
- Four double sized bedrooms, each with either fitted or built in wardrobe storage
- Master suite benefitting from a walk in dressing area and private shower en-suite
- Second bedroom with private en-suite shower room
- Immaculate front and rear landscaped gardens, the rear enjoying a South Westerly aspect
- Generous driveway off road parking for five vehicles, plus a detached double garage with power supply





Hallway

12' 11" x 6' 2" (3.93m x 1.89m)

The property is entered via a modern composite and glazed panel door into the light and inviting entrance hallway. The hallway is laid to laminate wood flooring, with a fixed staircase giving access to the first floor accommodation and doorways leading the lounge, office reception room, useful understair storage area and the kitchen.

Lounge

20' 3" x 13' 0" (6.18m x 3.96m)

A light and spacious front reception room, offering a large bay window to the front enjoying views of the front garden, laminate wood flooring and a focal feature electric stove effect fireplace.

Kitchen

10' 8" x 11' 10" (3.25m x 3.61m)

Walk through into the impressive open plan kitchen, dining and extended living area. The kitchen has been fitted with a bespoke range of contemporary base, larder and wall mounted units, complimented with a solid marble fitted worksurface with sunken sink unit. The kitchen offers an abundance of integrated appliances to include dishwasher, wine cooler and eye level electric oven, with a four burner gas hob and ceiling extractor hood. There is cushioned vinyl flooring to the kitchen area, space within the fitted units to house an American style fridge/freezer and a doorway to one side leading through to the separate utility area.

Dining area

11' 8" x 18' 8" (3.56m x 5.70m)

Leading off the kitchen, the dining room offers a spacious and practical area to entertain guests. The room benefits from a light grey wood laminate flooring and can easily house a large banqueting style table and chairs. Natural light flows through from the expansive living space to the rear and a set of wooden double doors lead off the dining area into a third separate reception room.

Toyroom/Gym

13' 0" x 7' 5" (3.96m x 2.26m)

A versatile third reception room that can be closed off from the open plan kitchen/dining/living area. The room is currently used as a home gym but has previously been a child's toy room. It offers a large





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Extended Living Area

9' 9" x 30' 5" (2.97m x 9.26m)

The impressive open plan living area extends seamlessly from the kitchen/diner. Featuring a partial vaulted ceiling with three recessed skylights, the area is flooded with natural light. Two sets of large bi-folding doors allow for a smooth transition into the garden. To one end of the living area, a focal feature electric fireplace provides a natural gathering point for seating, with the opposite end housing a full sized pool table, ideal entertainment for young families or social gatherings. The room has a continuation of the wood laminate flooring as the dining area and recessed spotlights to the ceiling.

Utility Room

7' 3" x 5' 5" (2.20m x 1.64m)

The utility room is accessed direct off the kitchen, featuring a continuation of the same fitted units as the kitchen and the same vinyl cushioned flooring. It offer space for two appliances, a sunken sink unit within the marble worksurface and has doorways leading to the cloakroom and rear garden.

WC

3' 0" x 5' 3" (0.92m x 1.60m)

The convenient cloakroom to the ground floor has been fitted with a white two piece suite comprising; vanity wash hand basin with cupboard storage below and a low level WC. The room benefits from a continuation of the same flooring as the utility room and has an obscure glazed window to the side.

Office

12' 10" x 8' 11" (3.91m x 2.71m)

The second reception room to the front of the property is a generous size, offering another versatile living space for a growing family. The room is currently used as an office, with a desk and chair, and a comfortable seating area.





Office

12' 10" x 8' 11" (3.91m x 2.71m)

The second reception room to the front of the property is a generous size, offering another versatile living space for a growing family. The room is currently used as a home office, with a window to the front and a continuation of the same laminate wood flooring as the hallway.

Landing

7' 1" x 9' 9" (2.16m x 2.97m)

The staircase and landing area benefit from a continuation of the same fitted carpet flooring, with the central landing giving access to all four bedrooms, the shared bathroom and the airing cupboard.

Bedroom One

12' 5" x 13' 5" (3.78m x 4.09m)

The light and spacious Master bedroom suite offers a large window to the front, fitted carpet flooring to the bedroom area, with double bi-fold doors opening into a fully fitted dressing room and has a private ensuite shower room.

Dressing Room

8' 7" x 7' 8" (2.62m x 2.33m)

The dressing area is an extension off the original bedroom. It benefits from a window to the front, fitted carpet flooring, an abundance of fitted wardrobe storage, fitted shelving storage and open hanging rails.

En-suite

6' 4" x 9' 11" (1.94m x 3.01m)

The recently upgraded Master en-suite shower room offers a walk-in double shower area, enclosed by a full glazed shower screen and features a contemporary rainfall shower. The remaining suite comprises; a vanity stone wash bowl basin, set above drawer storage and a low level WC. The room benefits from full tiling to all walls, a wall mounted heated towel rail, cushioned vinyl flooring and features useful recessed alcove shelving.





Bedroom Two

10' 1" x 18' 0" (3.08m x 5.48m)

The second bedroom is located the rear, benefitting from two windows and enjoying views over the landscaped garden. The room offers fitted carpet flooring, fitted double wardrobe storage and has access to its own private en-suite shower room.

En-suite

4' 11" x 7' 4" (1.50m x 2.24m)

The second bedroom en-suite has been fitted with a contemporary white three piece suite comprising; enclosed corner shower cubicle, with curved glass shower door, a vanity wash hand basin and low level WC. There is full tiling to all walls and floor, a wall mounted vanity mirror and wall mounted heated towel rail.

Bedroom Three

10' 2" x 12' 0" (3.10m x 3.65m)

Bedroom three is located to the front of the property. The room offers a window to the front, fitted carpet flooring and built in double wardrobes, with an additional built in cupboard over the bulkhead of the stairs.

Bathroom

6' 4" x 9' 7" (1.94m x 2.93m)

The shared bathroom has been fitted with a white four piece suite comprising; panel bath, single corner shower cubicle, pedestal wash hand basin and low level WC. There is full height tiling to all walls, laminate wood flooring, a wall mounted heated towel rail and an obscure glazed window.

Bedroom Four

11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom four is a comfortable sized double bedroom benefitting from built in double wardrobe storage, fitted carpet flooring and has a window to the rear enjoying views over the garden.



FRONT GARDEN

The property is set back from the roadside, with an established laurel hedgerow surrounding the front aspect of the property for privacy. The garden has been laid mainly to ornate sandstone chippings, decorated with a variety of potted plants and bordered by slate stone chippings.

REAR GARDEN

The large enclosed rear garden has been lovingly maintained and landscaped to utilise the full space on offer. There is a central level lawned area, bordered by a slight raised stone wall and flanked by two level wooden decked patio areas. There is a raised wooden decked platform to one side of the garden and a generous paved patio that sweeps around to the opposite side to the gate giving access to the garage and driveway.

DRIVEWAY

5 Parking Spaces

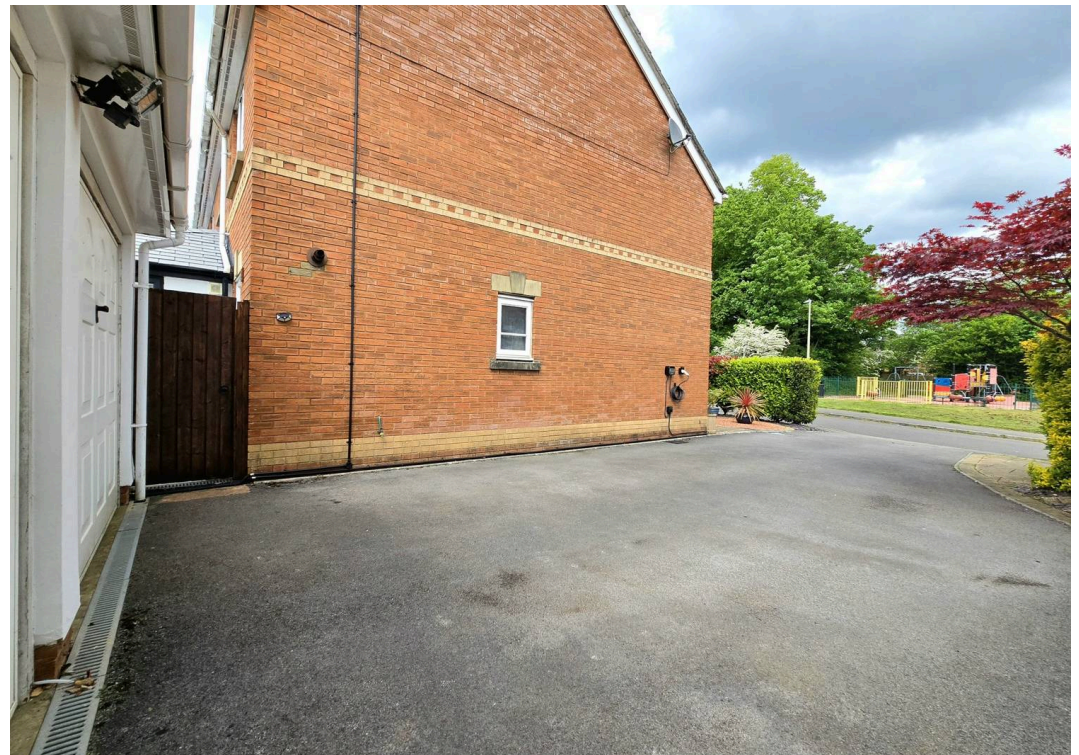
The double width tandem driveway is positioned to one side of the property and provides off road parking for five vehicles ahead of the detached double garage.

DOUBLE GARAGE

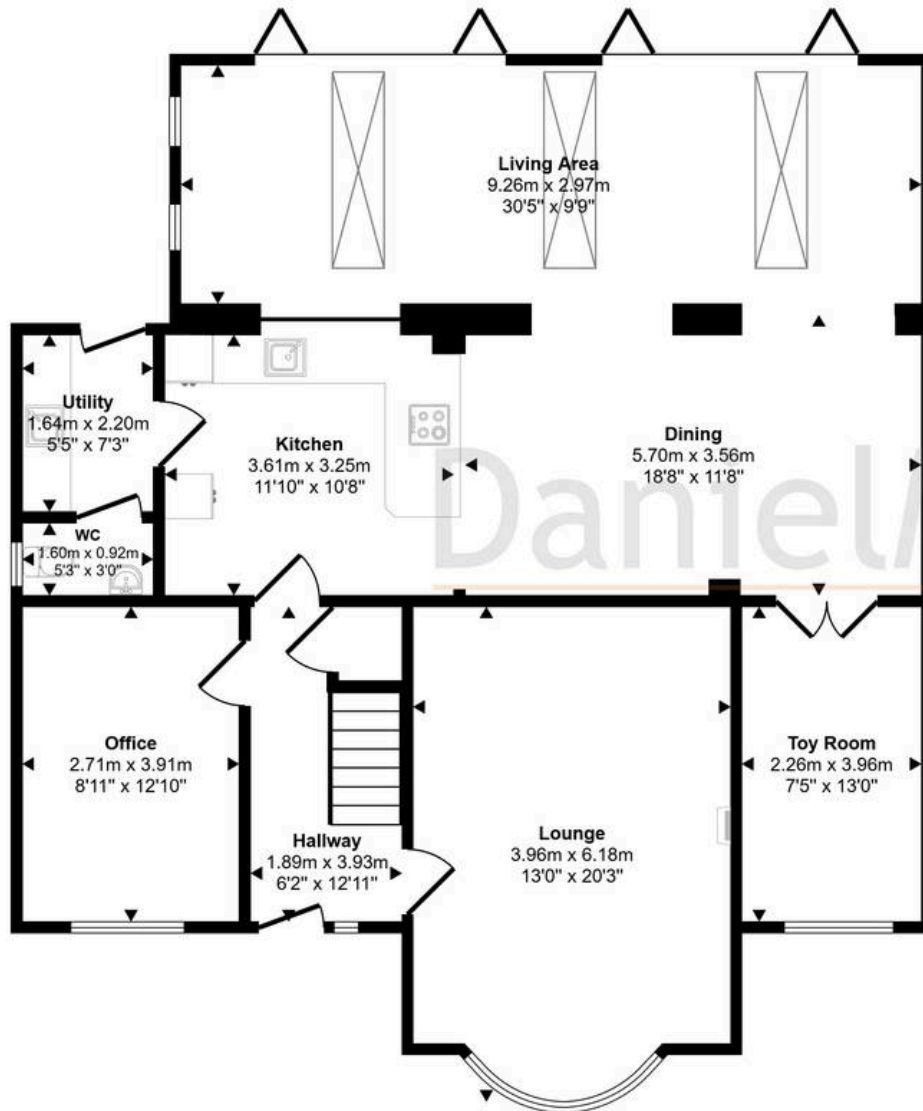
2 Parking Spaces

The detached double garage is located at the head of the driveway and is accessed via two single up and over traditional garage doors. Internally, the garage benefits from power, lighting and houses the controls and consumer unit for the fitted roof solar panels.

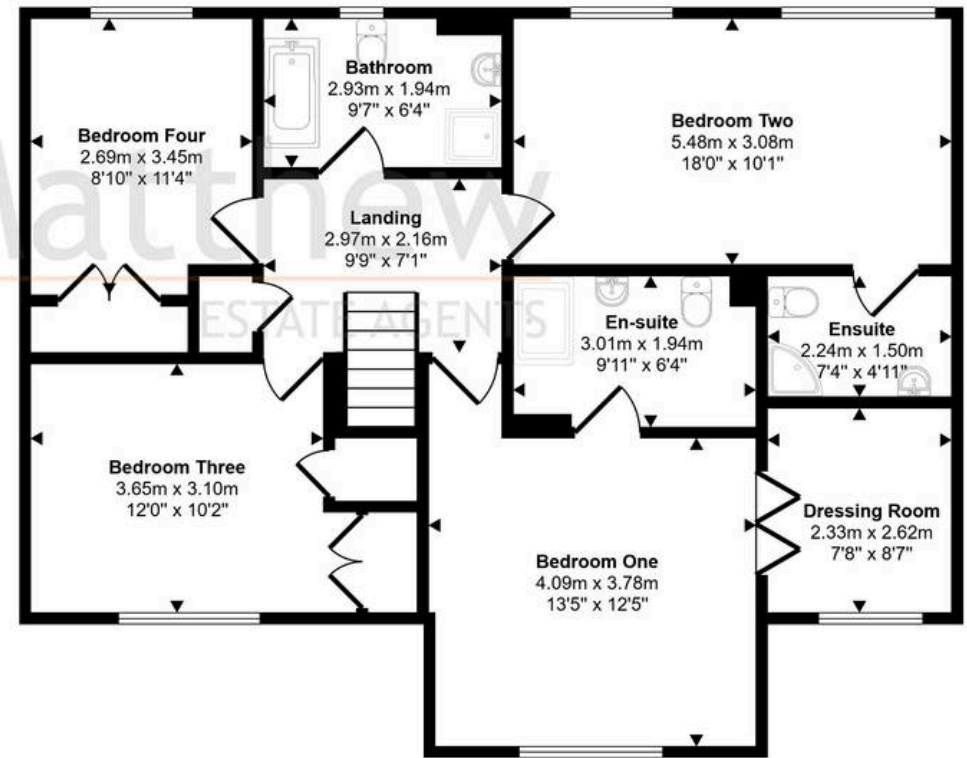




Approx Gross Internal Area
213 sq m / 2298 sq ft



Ground Floor
Approx 121 sq m / 1307 sq ft



First Floor
Approx 92 sq m / 991 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.



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