



39 Clos Henblas

Broadlands, Bridgend, CF31 5EU

Offers Over £495,000

HARRIS & BIRT





An attractive detached property occupying a particularly spacious corner plot located on the ever popular Broadlands development on the outskirts of Bridgend. The accommodation is found in immaculate condition and briefly comprises: entrance hall, living room, office/snug, WC, kitchen/diner and utility room to the ground floor. To the first floor is a spacious master bedroom with dressing area and en suite shower room, a further three double bedrooms, and a family bathroom. Outside benefits from a private drive offering off road parking for two vehicles, a detached double garage and a good sized rear garden.

Broadlands is a popular development with its own primary school, pub and precinct of shops situated on the outskirts of Bridgend but still only a short drive from the town centre and its extensive facilities including a wide range of shops both national and local, well regarded schooling for all ages, library, hospital, sporting and recreational activities. Transport links particularly via the M4 and A48 towards Cardiff and beyond to the east as well as Swansea and beyond to the west. Bridgend train station is on the main Swansea – Cardiff – Paddington Line.

- Spacious Detached Property
- Four Bedrooms
- Detached Double Garage
- Walking Distance to Local Amenities
- EPC Rating - TBC
- Corner Plot
- Three Reception Rooms
- Off Road Parking
- Popular Development

## Accommodation

### Ground Floor

#### Entrance Hall 6'7 x 21'3 (2.01m x 6.48m )

The property is entered via a solid front door with a decorative glazed panel into the entrance hall. Wood effect laminate flooring. pendant ceiling lights. Stairs to first floor landing with an understairs storage cupboard. Recessed cloak cupboard. Doors to all ground-floor rooms.

#### Living Room 11'0 x 17'10 (3.35m x 5.44m )

Double doors opening from the hall. Dual aspect windows to the front and side with plantation style shutters. French doors with plantation style shutters opening onto the rear patio. Continuation of wood-effect laminate flooring from the hall. Radiators. Pendant ceiling lights.

#### Study 10'4 x 8'0 (3.15m x 2.44m)

Window overlooking the front with plantation style shutters. Continuation of flooring from the hall. Radiator. Pendant ceiling light.

#### WC 2'9 x 5'4 (0.84m x 1.63m)

Modern two-piece suite in white with features to include low level dual flush WC. Corner vanity unit with inset wash hand basin and mixer tap. Obscure glazed window to the side. Tiled flooring. Fully tiled walls. Pendant ceiling light. Wall-hung vertical towel warmer.

#### Kitchen/Dining Room 10'3 x 23'7 (3.12m x 7.19m )

Modern fitted kitchen with features to include: a range of shaker-style wall and base units with wood block worksurfaces. Brick effect tiled splashbacks. Inset 1.5 bowl and sink with draining grooves and curved mixer tap. Belling double oven with five-ring gas hob and electric ovens below. Electric extractor hood over. Integrated undercounter Bosch dishwasher behind a matching decor panel. Undercounter integrated fridge and freezer behind matching decor panels. Wood effect LVT flooring. Dual aspect windows to the side and rear. Open with a dining area offering space for a large table and chairs. Window overlooking the side. Radiator. Wood effect laminate flooring. Double doors from the hall. Stable door with decorative panel to the rear patio. Door to utility room.

#### Utility Room 5'9 x 6'5 (1.75m x 1.96m)

A range of units to match the kitchen with wood block worktops over and a brick effect tiled splashback. Space for undercounter washing machine and tumble dryer. Wall-mounted cupboard housing an Ideal classic gas boiler. Window overlooking the rear patio. Continuation of flooring from kitchen. Extractor fan. Radiator. Pendant ceiling light.

### First Floor

#### Landing 6'6 x 16'9 (1.98m x 5.11m)

Stairs from the ground floor onto first floor landing. Fitted carpet. Window to the side with plantation style shutters. Airing cupboard housing hot water tank and shelving. Loft access hatch. Radiator. Pendant ceiling light. Doors to all first-floor rooms.

#### Master Bedroom 11'4 x 17'8 (3.45m x 5.38m)

Dual aspect windows to the front and rear with plantation-style shutters. Double and single fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling lights. door to en suite.

#### Master En Suite 8'4 x 5'6 (2.54m x 1.68m)

Modern en suite shower room with features to include: a corner shower cubicle with wall-mounted mains-connected shower, rainfall shower head and separate shower head fitment. Low-level dual flush WC. Pedestal wash hand basin. Obscure glazed window to the front. Fully tiled walls. Tiled flooring. Wall-hung vertical towel warmer. Pendant ceiling light. Extractor fan. Shaving point.

#### Bedroom Two 9'6 x 13'7 (2.90m x 4.14m)

Dual aspect windows with plantation style shutters to side and rear. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 10'7 x 9'8 (3.23m x 2.95m)

Window overlooking the side with plantation style shutters. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Four 10'7 x 7'9 (3.23m x 2.36m)

Window to the rear with plantation style shutters. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 6'6 x 8'9 (1.98m x 2.67m)

Modern three-piece suite in white with features to include: panelled bath with hot and cold taps and a shower head attachment. Low-level dual flush WC. Pedestal wash hand basin. Obscure glazed window to the rear with tiled deep sill. Tiled walls. Tiled flooring. Wall-hung vertical towel warmer. Pendant ceiling light. Extractor fan. Shaving point.

### Outside

The front offers off-road driveway parking for two vehicles, leading to the double-car garage. Costwold chippings. Pathway leading to the front door. Pedestrian side gate. Wrap around Costwold chippings boarders for ease of maintenance. Pedestrian gate leads to rear patio terrace. Private and secluded with access from the kitchen and living room. Opens out onto a spacious area of lawn with decorative chipped boarders. Steps lead down to a further area of patio, ideal for a washing line. Stepping stones lead to a rear decorative paved area perfect for alfresco dining, entertaining and seating. Fenced boundaries to all aspects of the garden. Decorative down lighting. Outside water tap.

#### Detached Double Garage 18'9 x 18'8 (5.72m x 5.69m)

Two single garage doors. Light and power. Mezzanine storage.

### Services

All mains services are connected to the property. Gas central heating via boiler housed to utility room. Loft with pull-down ladder. Part boarded. UPVC double glazing throughout.

### Directions

From our offices at 67 High Street Cowbridge, turn right and proceed up the high street up the A48 towards Bridgend. At the first roundabout with traffic lights, take the first exit left continuing along the A48 straight across the first roundabout and straight across the second roundabout (with traffic lights). At the next roundabout turn right onto the B4622 sign posted Broadlands. Go straight through the first roundabout and at the next roundabout take your 3rd exit onto Greystone. First left onto Llwyn Glas where number 10 is situated a short drive on your left hand side.







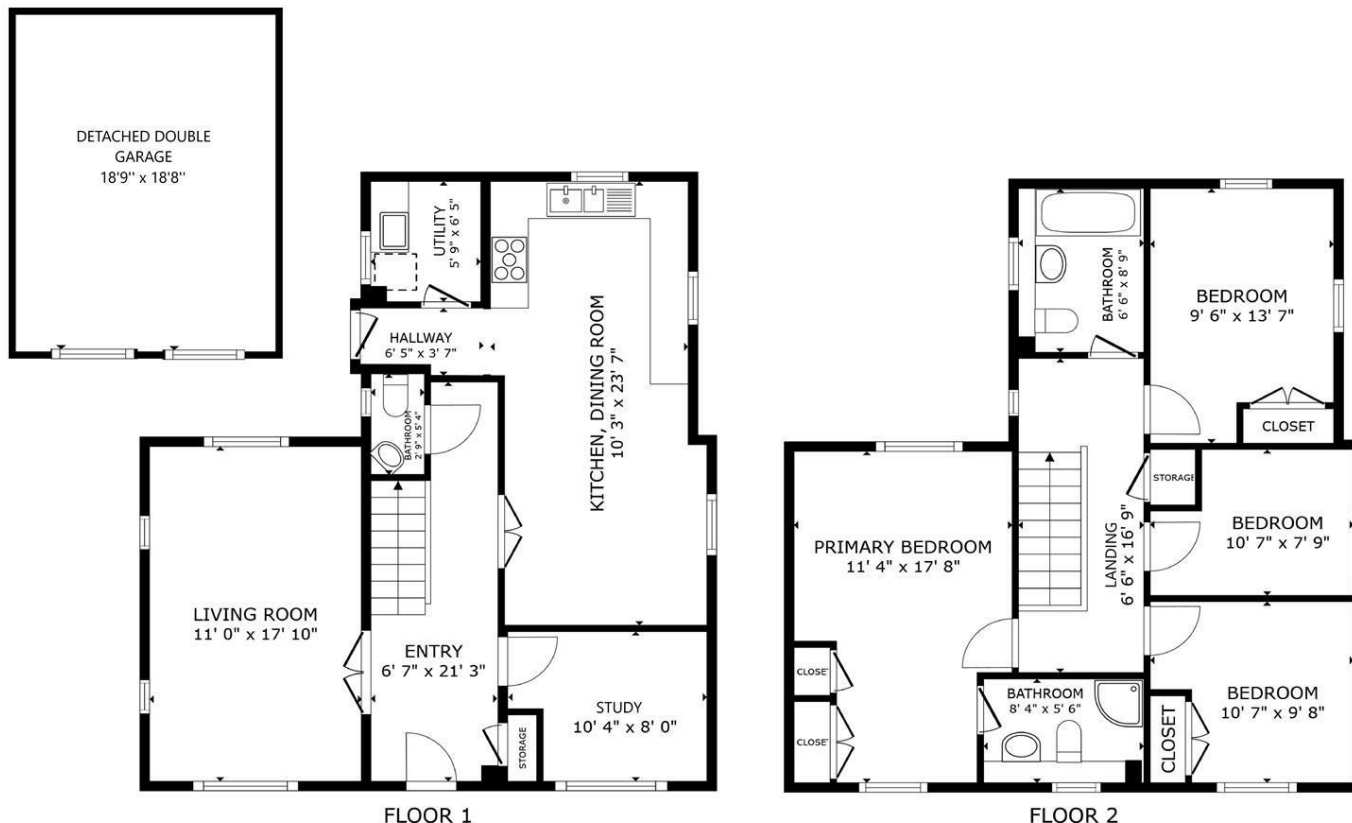












GROSS INTERNAL AREA  
FLOOR 1 749 sq.ft. FLOOR 2 741 sq.ft.  
TOTAL : 1,490 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
65 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff  
359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

