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5 Llwyn Coch

Broadlands
Bridgend,
CF31 5BJ

5 Llwyn Coch

Asking price

£349,950

5 Llwyn Coch is situated on the highly sought after Broadlands development, a location renowned for its convenience and community feel, with local schools, shops, and amenities all within close proximity.

Highly sought after Broadlands development

Four bedroom detached home

Sold with no onward chain

Landscaped, low maintenance rear garden

Block paved driveway providing ample off road parking

Detached garage

Generous reception rooms including spacious lounge and dining room

Large conservatory off the kitchen

Impressive main bedroom with built in wardrobes and private ensuite

Well presented throughout and move in ready





This well presented four bedroom detached property is being sold with no onward chain, offering a fantastic opportunity for buyers seeking a move in ready home in one of Bridgend's most desirable residential areas.

The property enjoys a landscaped rear garden, a block paved driveway providing ample off road parking ahead of the detached garage and generous reception rooms that complement the social kitchen diner and conservatory, creating a home perfectly suited to modern living.

The property is entered via a part glazed UPVC door into a welcoming entrance hallway laid to laminate flooring, with doorways leading to the lounge, dining room, kitchen, WC and a useful under stairs storage cupboard.

The lounge is an impressive and cosy reception room, also laid to laminate flooring, with double glazed UPVC French doors opening out to the rear garden. These doors not only provide direct access outside but also allow an abundance of natural light to fill the room while offering pleasant views across the garden.

The dining room is another generous reception space, laid to laminate flooring with a double glazed window to the front, making it a versatile room that can serve as a formal dining area, second sitting room, or home office depending on the needs of the next owner.

The kitchen is fitted with a matching range of base and eye level units, squared worktop space, splashback tiles, and a Belfast sink with Swan mixer tap. It includes a range cooker, built in Neff microwave, dishwasher and an integral fridge, all laid over tiled flooring. Windows to the side and rear bring in natural light, with doorways leading through to the conservatory and the utility room. The utility room provides additional worktop space with a sink and mixer tap, half tiled walls, space for two appliances, a built in storage cupboard, an extractor fan and an obscure glazed window to the side.

The conservatory is a standout feature. Large and bright, constructed with lower brick walls, UPVC windows, and a polycarbonate roof. Multiple power sockets and French doors to the side make it a practical year round space that opens directly onto the garden.

To the first floor landing, doorways lead to all four bedrooms and the airing cupboard housing the combination style boiler.

The main bedroom is an impressive double room laid to laminate flooring, with a double glazed UPVC window overlooking the rear garden, built in wardrobes, and a private ensuite. The ensuite features a three piece suite comprising a low level WC, pedestal wash hand basin, and shower suite, with fully tiled walls and flooring and an obscure glazed window to the side.

Bedroom two is another excellent double room, also laid to laminate flooring, with a built in wardrobe and a large double glazed window to the front. Bedrooms three and four are well proportioned single rooms,

each laid to laminate flooring with double glazed windows, and bedroom three benefits from a built in storage cupboard.

The family bathroom includes a three piece suite with a low level WC, pedestal wash hand basin, and panel bath with shower overhead, fully tiled walls and flooring, and an obscure glazed window to the rear. Externally, the property offers strong kerb appeal with a block paved driveway providing off road parking ahead of the entrance and detached garage.

The rear garden is fully enclosed and low maintenance, featuring a large patio area, a raised section laid to chippings, and ample space for garden furniture, allowing the sun to be enjoyed throughout the day. A decking area to the side provides a private, secluded spot complete with outside tap and power socket. Gated side access leads onto the driveway, and there is also an external PVC door into the detached garage, accessed through the garden. Viewings are highly recommended to appreciate the offer in hand.





Directions

From Bridged town centre, travel along Park Street and onto Bryntirion Hill. At the traffic lights turn left into the Broadlands development, at the roundabout take the third turning then the first left hand turning into Dan Y Deri, take the first left and follow this road onto Esgair Y Maes, follow the road as it drops down the hill then take a left onto Llwyn Coch where the property can be found on the right hand side.

Tenure

Freehold

Services

All Mains
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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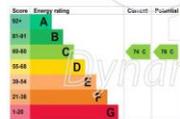
Energy performance certificate (EPC)

Address Llwyn Coch Esgair Y Maes CF31 1LH	Energy rating C	Valid until 16 January 2018
Property type Detached house	Certificate number 0238-9128-1599-0238-6182	
Total floor area 116 square metres		

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/130466/guidance-for-landlords-on-the-regulations-and-exemptions.pdf) http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/130466/guidance-for-landlords-on-the-regulations-and-exemptions.pdf
http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/130466/guidance-for-landlords-on-the-regulations-and-exemptions.pdf

Energy rating and score
This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60



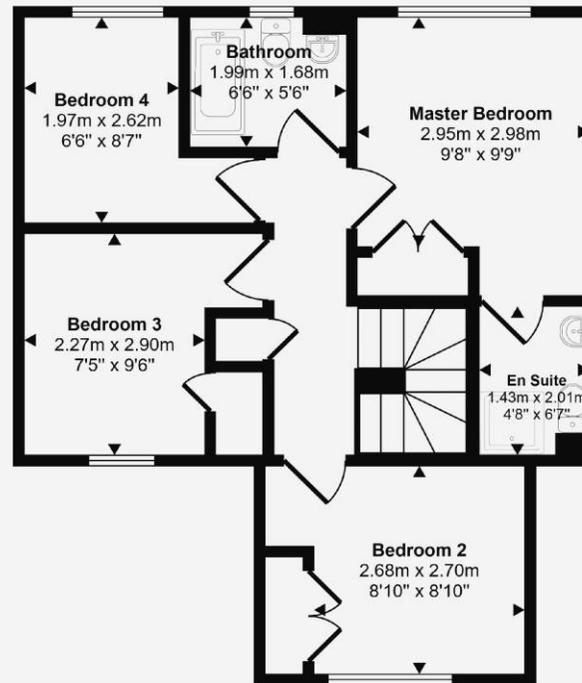
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



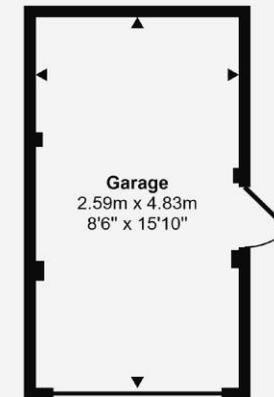
Approx Gross Internal Area
126 sq m / 1352 sq ft



Ground Floor
Approx 63 sq m / 674 sq ft



First Floor
Approx 50 sq m / 543 sq ft



Garage
Approx 13 sq m / 135 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.

