



Llwyn Glas, £375,000

- 4 bedroom detached family home
- Garage and Driveway
- Beautifully presented throughout
- Ensuite To The Master Bedroom
- Viewing highly recommended
- EPC Rating: D



 4  3  2



About the property

Situated in the sought-after Broadlands development, this beautifully presented four-bedroom detached home offers spacious, versatile accommodation ideal for modern family living. Conveniently located close to local schools, shops and amenities, it is also within easy reach of Bridgend Town Centre and benefits from excellent transport links, including the M4 at Pyle and Bridgend. A welcoming entrance hall leads into a generous dual-aspect lounge/diner, filled with natural light and perfect for everyday living or entertaining. This flows into a bright conservatory overlooking the rear garden. The modern kitchen features contemporary units, ample worktop space and room for informal dining, while a separate utility room and downstairs cloakroom add further practicality. Upstairs, four well-proportioned bedrooms provide flexible space for families, guests or home working. The master bedroom benefits from a separate en-suite shower room. The family bathroom is finished to a high standard. Externally, the home continues to impress with a front driveway leading to an integral garage. The beautifully landscaped rear garden offers a private and attractive setting for relaxing or entertaining.

Early viewing is highly recommended to appreciate the quality, space and superb location of this lovely family home.





Accommodation

Lounge

15' 1" x 10' 10" (4.60m x 3.30m)

Dining Room

10' x 9' 10" (3.05m x 3.00m)

Conservatory

11' 1" x 9' 5" (3.38m x 2.87m)

Kitchen/Diner

13' 11" x 13' 2" (4.24m x 4.01m)

Utility Room

6' 9" x 5' 2" (2.06m x 1.57m)

Cloakroom

Garage

12' 6" x 8' 6" (3.81m x 2.59m)

First Floor

Bedroom One

12' 4" x 11' plus wardrobes recess (3.76m x 3.35m plus wardrobes recess)

En-Suite

Bedroom Two

13' 4" max x 8' 10" plus wardrobe recess (4.06m max x 2.69m plus wardrobe recess)

Bedroom Three

9' 11" max x 9' 3" max (3.02m max x 2.82m max)

Bedroom Four

9' 7" max x 7' 10" max (2.92m max x 2.39m max)

Bathroom

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Floorplan



Total floor area 124.8 m² (1,343 sq.ft.) approx

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