



38 Maes Y Piod, Bridgend

£295,000 Freehold

A very well presented three bedroom detached property • Situated within the sought after Broadlands development of Bridgend • Within walking distance to the local shopping precinct, primary school, play parks and open green spaces • Spacious lounge and open plan kitchen/diner • Main bedroom with private en-suite shower room • Generous sized enclosed rear garden with raised wooden decked area • Driveway off road parking for two vehicles plus a single garage to the rear of the property • Convenient access from the garden to the garage via a pedestrian side door • Viewing highly recommended

DanielMatthew
ESTATE AGENTS



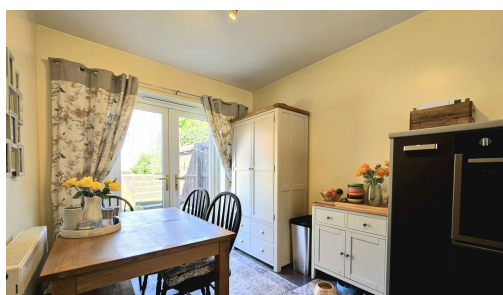
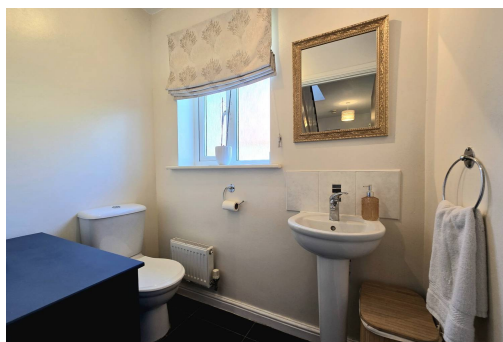
- A very well presented three bedroom detached property
- Situated within the sought after Broadlands development of Bridgend
- Within walking distance to the local shopping precinct, primary school, play parks and open green spaces
- Spacious lounge and open plan kitchen/diner
- Main bedroom with private en-suite shower room
- Generous sized enclosed rear garden with raised wooden decked area
- Driveway off road parking for two vehicles plus a single garage to the rear of the property
- Convenient access from the garden to the garage via a pedestrian side door
- Viewing highly recommended



A modern three bedroom detached home in sought-after Broadlands, Bridgend. Features an open plan kitchen/diner, garage, driveway and great local amenities. Ideal for families and commuters.

Council Tax band: D

Tenure: Freehold





Hallway

The property is entered via a solid wood and glazed panel door into the entrance hallway, with tiled flooring, fixed staircase with fitted carpet rising to the first floor accommodation and doorways leading to the lounge, kitchen/diner and wc.

Lounge

18' 7" x 9' 7" (5.66m x 2.93m)

The bright and spacious lounge extends the full length of the property. It features a UPVC double glazed window to the front, laminate wood flooring and UPVC double glazed patio doors to the rear, providing light, access and views of the garden.

Kitchen/Diner

18' 9" x 8' 2" (5.71m x 2.48m)

The kitchen/diner extends the full length of the property. The room is laid to ceramic tiled flooring and is fitted with a matching range of contemporary base and wall mounted units, with light laminated worktops. It offers space for a free standing fridge/freezer, space for two appliances and an integrated eye level electric oven with a four burner gas hob. The room has a UPVC double glazed window to the front positioned above a stainless steel sink until and a set of UPVC double glazed patio doors to the rear.



WC

The ground floor WC has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. The room has a continuation of the same tiled flooring as the hallway and offers an obscure UPVC double glazed window to the rear.

Landing

The landing to the first floor benefits from fitted carpet flooring and a UPVC double glazed window at the head of the stairs. The landing gives access to all three bedrooms, an airing storage cupboard and the shared bathroom.

Bedroom One

15' 1" x 9' 8" (4.60m x 2.94m)

Bedroom One is a large double bedroom offering fitted carpet flooring and a UPVC double glazed window to the rear. It offers an abundance of space allowing for free standing wardrobe furniture and a doorway to the front giving access to the private en-suite shower room.

En-suite

The en-suite shower room has been fitted with a white three piece suite comprising; enclosed single shower cubicle with a mains fitted shower, pedestal wash hand basin and a low level WC. The room is fitted with vinyl flooring and has an obscure UPVC double glazed window to the front.

Bedroom Two

9' 3" x 8' 0" (2.82m x 2.45m)

Bedroom Two is a comfortable sized double bedroom positioned to the front of the property. The room benefits from fitted carpet flooring and a UPVC double glazed window to the front.



Bedroom Three

8' 7" x 8' 4" (2.62m x 2.53m)

The well proportioned third bedroom is located to the rear of the property. It offers fitted carpet flooring and a UPVC double glazed window to the rear.

Bathroom

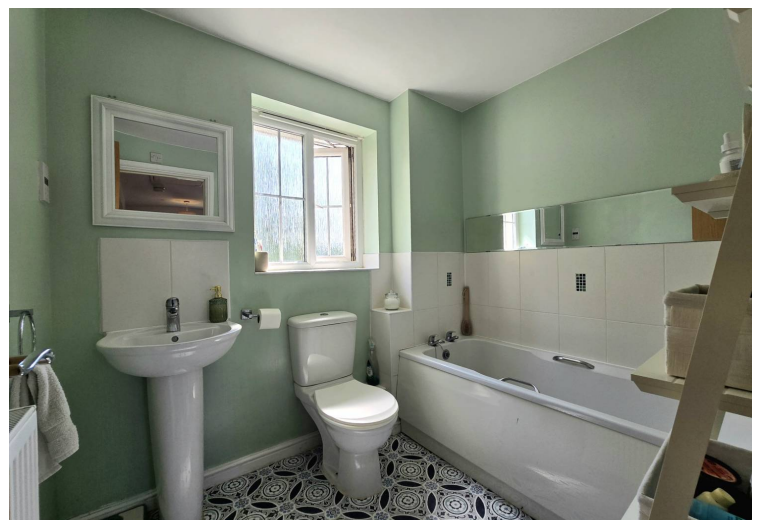
6' 2" x 7' 4" (1.89m x 2.24m)

The bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and a pedestal wash hand basin. There is splashback tiling surrounding the bath and above the sink unit, vinyl flooring and an obscure UPVC double glazed window to the front.

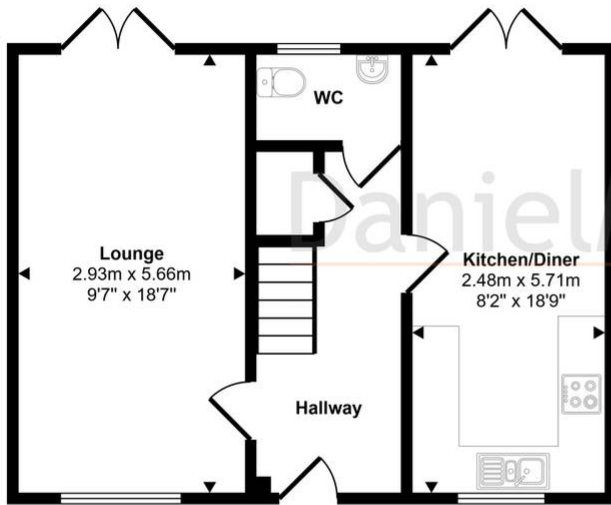
Garden

The private enclosed rear garden is mainly laid to lawn, that gently slopes to the rear right hand side to a level wooden decked area. Beyond of wooden decked area is the garage, accessible via a side pedestrian door. The boundary wall has an abundance of mature shrubs and trees, with a tall wooden rear gate providing access to the driveway.

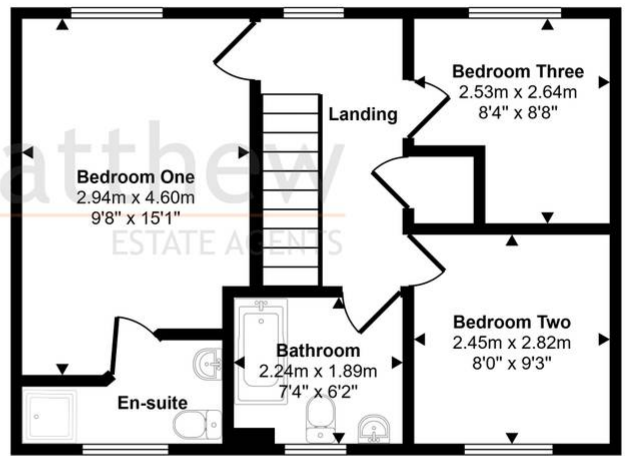




Approx Gross Internal Area
85 sq m / 920 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft



First Floor
Approx 42 sq m / 456 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.

You can include any text here. The text can be modified upon generating your brochure.