

Payton  
Jewell  
Caines



29 Gallt Y Ddrudwen, Bridgend – CF31 5FL  
Bridgend

£259,950



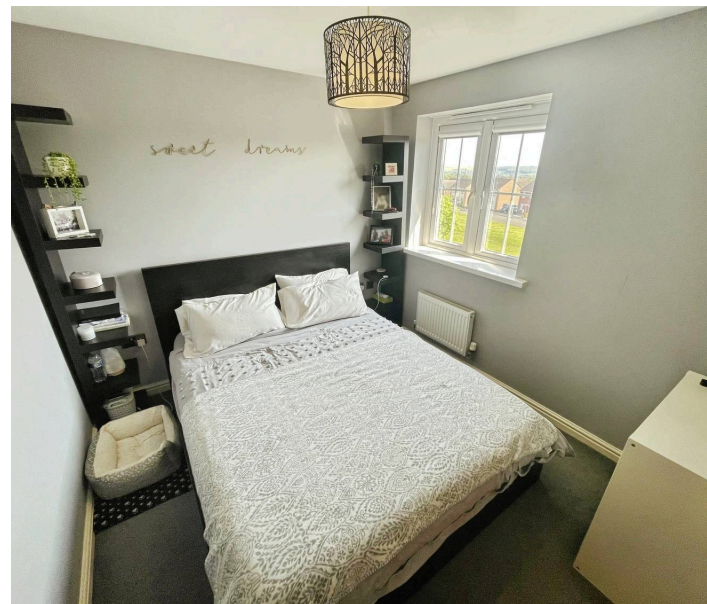
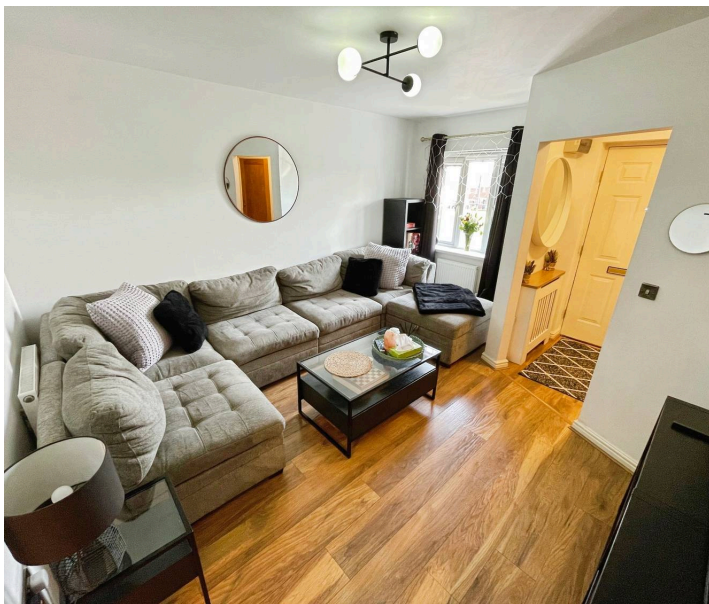
## 29 Gallt Y Ddrudwen

### Bridgend

Welcome to this charming three-bedroom home, perfectly designed for modern family living. Boasting a spacious kitchen/diner, it provides an ideal space for both everyday meals and entertaining guests, seamlessly connecting to the enclosed rear garden – perfect for outdoor relaxation and play. The property features a comfortable reception room, creating a warm and inviting atmosphere. Practical conveniences include a downstairs WC and a garage, offering extra storage and off-road parking. The master bedroom is enhanced by its own en-suite, providing a private retreat, while the additional two bedrooms offer ample space for family, guests, or a home office. With its thoughtful layout and desirable features, this property offers a wonderful blend of comfort and functionality in a sought-after location.

Situated in the residential development of Broadlands, conveniently situated for local shops, schools, restaurants and take-aways. Good road access into Bridgend town centre with all its amenities and facilities, and M4 corridor. Also easy access to the coastal resort of Porthcawl.

- Three bedrooms
- Kitchen/Diner
- Enclosed rear garden
- Downstairs WC
- En-suite to bedroom 1
- Garage





### Entrance

Via timber door into the entrance hall finished emulsioned ceiling, centre spot lights, smoke alarm, emulsioned walls, wall mounted electric consumer box, radiator, skirting and wood effect laminate flooring. Opening into the lounge. Stairs leading to the first floor. Door leading to downstairs WC.

### Downstairs WC

4' 1" x 5' 8" (1.24m x 1.72m)

Emulsioned ceiling, centre light, emulsioned walls, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. Two piece suite comprising pedestal sink with chrome mixer tap and low level WC.

### Lounge

12' 2" x 14' 1" (3.72m x 4.30m)

Emulsioned ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front, skirting and a continuation of the laminate flooring. Door to under stair storage. Opening into kitchen/diner.

### Kitchen / Diner

8' 11" x 15' 5" (2.73m x 4.69m)

Two centre lights, emulsioned walls with tiling to splash back areas, skirting, PVCu double glazed window overlooking the rear of the property, PVCu double glazed French doors leading out to the rear garden, radiator and tiled flooring. A range of wall and base units with complementary roll top wood effect laminate work surface. Inset one and a half stainless steel sink with chrome mixer tap. Four ring gas hob with stainless steel splash back and stainless steel extractor fan. Integrated electric oven. Space for washing machine and freestanding fridge/freezer. Space for family dining room table and chairs. Cupboard housing gas combination boiler.



### **First floor landing**

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, centre spot lights, smoke alarm, access to loft, emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms and family bathroom.

### **Family bathroom**

5' 6" x 6' 5" (1.68m x 1.96m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back area, frosted PVCu double glazed window overlooking the side, radiator, wall mounted mirror cabinet, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap and hand held shower attachment.

### **Bedroom 1**

11' 9" x 12' 2" (3.57m x 3.70m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Door leading to built in storage cupboard housing the hot water tank and shelving. Door leading to en-suite.

### **En-suite**

5' 10" x 5' 10" (1.77m x 1.78m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, wall mounted mirrored cabinet, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and corner shower cubicle with bi-folding glass door and overhead chrome mixer shower.

### **Bedroom 2**

8' 8" x 9' 1" (2.64m x 2.77m)

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet. Built in storage cupboard with mirrored sliding doors.

### **Bedroom 3**

6' 5" x 9' 0" (1.96m x 2.75m)

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and wood effect laminate flooring.

### **Outside**

The private enclosed rear garden is mainly laid to decorative stone, covered seating area with composite decking ideal for garden furniture. Outside power. Pathway leading to the gate which leads to the driveway. The front of the property has steps leading to the front door with overhead canopy. Two areas laid to decorative stone.

### **Garage**

Power and lighting.







## Payton Jewell Caines

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