



## 35 Lowland Close, Bridgend

£190,000 Freehold

Mid Terrace Property • Refurbished Throughout, Well Presented • Two Double Bedrooms With Fitted Wardrobes • En-Suite to Primary Bedroom • Downstairs Cloakroom • Spacious Lounge • Single Garage & Driveway For One Vehicle • Situated In A Private Gated Courtyard • UPVC Double Glazing Throughout, Gas Central Heating • Sought-After Area Of Broadlands



Modern two-bedroom mid-terrace in gated Broadlands courtyard. Features en-suite, fitted wardrobes, garage, driveway, garden, and excellent local amenities. Ideal for families or professionals.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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## **Hallway**

Enter via newly fitted obscured composite door leading into bright and welcoming Hallway, plastered ceiling, plastered walls, laminate flooring, wall mounted electric consumer unit, doors leading into Cloakroom and Lounge, radiator.

## **Cloakroom/WC**

5' 5" x 3' 3" (1.66m x 1.00m)

Plastered ceiling, extractor fan, plastered walls, tiled splashback, laminate flooring, radiator, two piece suite comprising low level WC and floating wash hand basin inset into vanity unit.

## **Lounge**

14' 8" x 10' 4" (4.46m x 3.16m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, laminate flooring, radiator, storage cupboard under the stairs, door leading into Kitchen.

## **Kitchen**

13' 6" x 9' 0" (4.12m x 2.75m)

UPVC double glazed Sliding doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plastered ceiling with LED spot lights, plastered walls, splash board matching worksurfaces, tiled flooring, A newly fitted Wren kitchen comprising a range of matching hi-gloss wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, Bosch single electric



oven with Bosch induction four ring electric hob, extractor fan, wall mounted gas combination boiler, integrated under counter fridge, washing machine and dishwasher, radiator, space for dining table and chairs, staircase leading to first floor.

### **Landing**

Plastered ceiling, loft access, plastered walls, fitted carpet, airing cupboard, doors leading into all first floor rooms.

### **Bedroom One**

10' 9" x 8' 3" (3.27m x 2.52m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator, built in fitted wardrobes, door leading into en-suite.

### **En-Suite**

5' 3" x 5' 0" (1.59m x 1.52m)

UPVC double glazed obscured window to front aspect, plastered ceiling with LED spot lights, extractor fan, partially plain and tiled walls, vinyl flooring, A three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with mains overhead shower, radiator.

### **Bedroom Two**

10' 10" x 7' 1" (3.29m x 2.16m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in fitted wardrobes.

### **Bathroom**

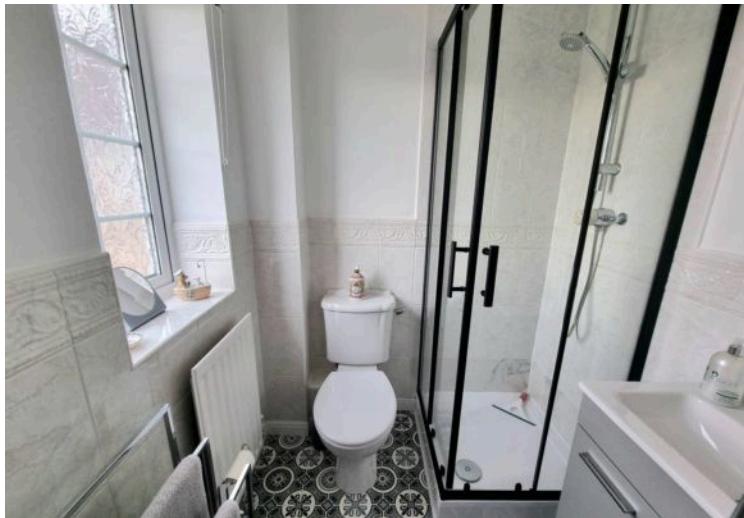
6' 2" x 5' 6" (1.87m x 1.68m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with LED spot lights, extractor fan, partially plastered and tiled walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, white heated towel rail.

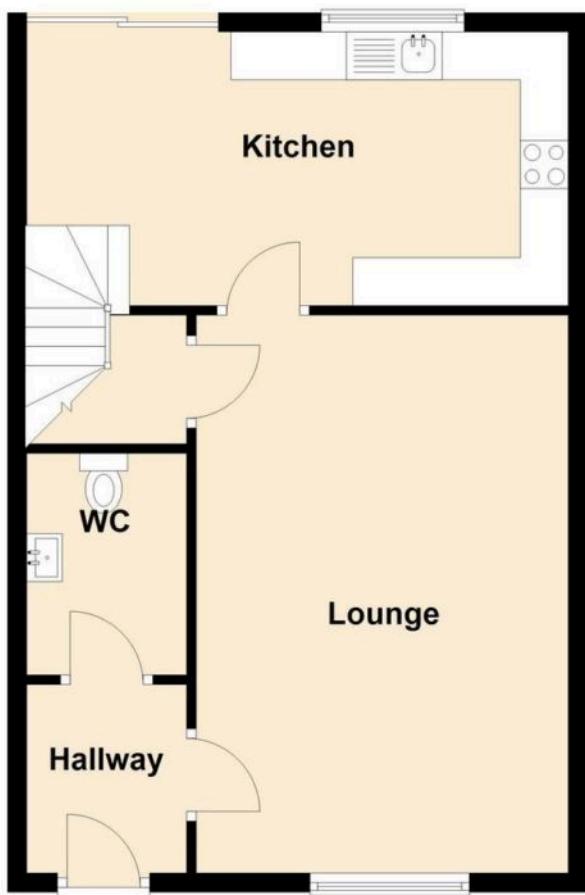
### **Garden**

Front - Enter via private gates into private and peaceful courtyard. Driveway and garage is situated to the right.





**Ground Floor**



**First Floor**

