



4 Banc Gelli Las, Bridgend

£330,000 Freehold

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ESTATE AGENTS



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An opportunity to purchase a two/three bedroom detached bungalow with a driveway and garage, located on the sought after development of Broadlands, Bridgend.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: TBC





Hallway

The property is entered via wooden and glazed panel door into the light and inviting entrance hallway, laid to fitted carpet flooring. The hallway extends to the ready of the property, giving access to all rooms and a generous airing storage cupboard.

Lounge

The bright and spacious lounge features a gas fire with an ornate solid wood surround to one wall, a large bay window to the front, a second side aspect window and fitted carpet flooring.

Kitchen

The kitchen to the rear has been fitted with a matching range of light maple base and wall mounted units, with complimenting laminated worktops. It offers an integrated electric oven with four burner gas hob, integrated fridge/freezer, offers space for washing machine and has a white composite sink unit positioned below a large rear window. The room benefits from tiled flooring, splashback wall tiling and has a door to the side giving access to the driveway.



Bedroom One

The large master bedroom to the rear features an abundance of built in wardrobe storage and enjoys views of the garden via a large rear window. The room is fitted with carpet flooring and benefits from a doorway giving access to a private en-suite shower room.



En-suite

The en-suite shower room has been fitted with a three piece suite comprising; corner shower cubicle with full height glazed shower screen, low level WC and a pedestal wash hand basin. The room benefits from tiled flooring, tiled splashbacks above the sink unit and in the shower, and an obscure glazed window to the side for light and ventilation.

Bedroom Two

The second double bedroom is located to the front of the property. The room offers fitted carpet flooring, a built in wardrobe storage cupboard and has a window to the front.

Bedroom Three/Dining Room

The current dining room is fitted with carpet flooring and offers full height glazed sliding patio doors to the rear, providing light, access and views of the garden. The room could also be utilised as a third comfortable double bedroom.

Bathroom

The shared bathroom has been fitted with a three piece suite comprising; panel bath with over bath shower tap attachment, low level WC and a pedestal wash hand basin. The room benefits from splashback tiling surrounding the bath and above the sink unit and tiled flooring.

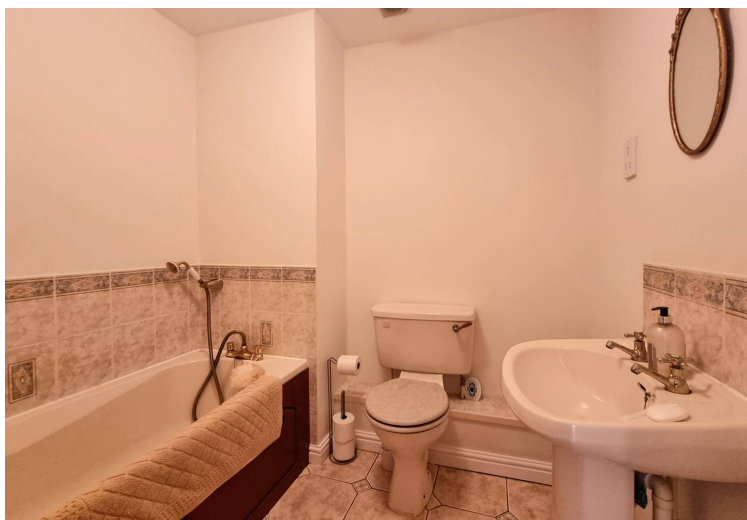
Front Garden

The front landscaped garden is mainly laid to ornate slate chippings, some small mature shrubs and has a level paved pathway leading from the driveway to the main front door.

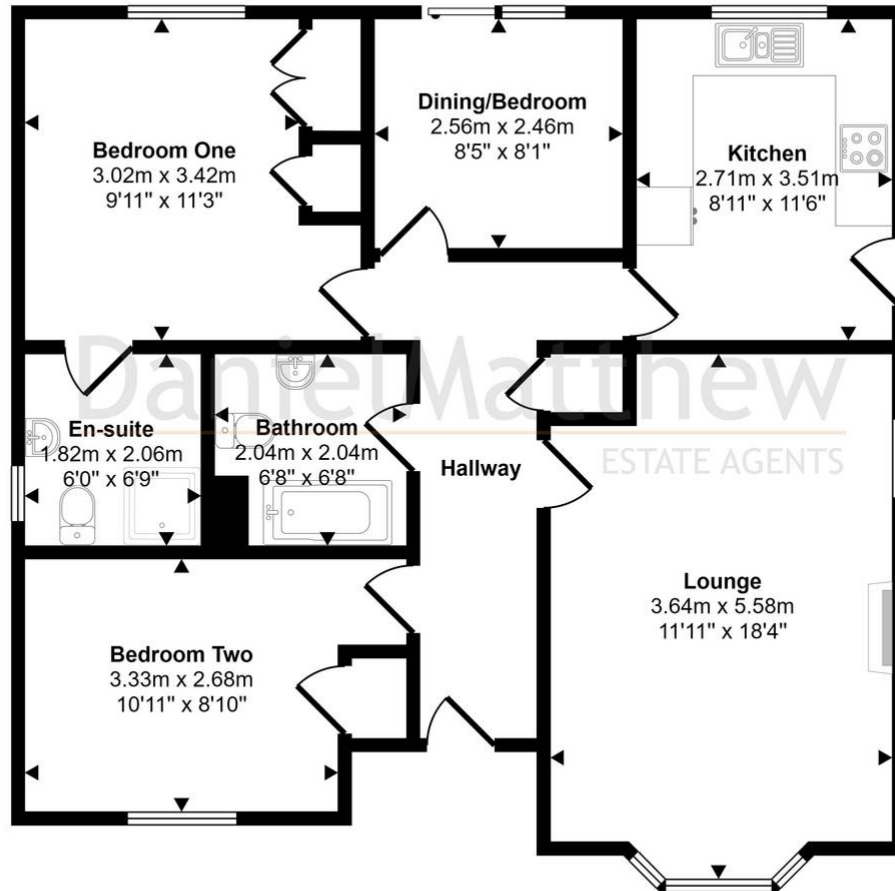
Rear Garden

The impressive enclosed rear garden benefits largely from a tall brick boundary wall, with an established paved patio area to one side and an expansive level lawned space, bordered by mature plants and shrubs. The garden extends behind the garage, offering a private lawned area, ideal for positioning a pergola or hot tub. A tall wooden side gate to the right hand side of the patio area gives access to the driveway and front of the garage.





Approx Gross Internal Area
79 sq m / 845 sq ft



Floorplan

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.

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