



32 Lowland Close, Bridgend

£250,000 Freehold

Mid Terrace Property • Sought-After Area Of Broadlands • Situated In A Private Gated Courtyard • Downstairs Cloakroom, Family Bathroom & En-Suite To Primary Bedroom • Spacious Lounge • Modern Kitchen/Diner, Ideal For Entertaining Family/Friends • Refurbished Throughout, Well Presented • Single Garage & Driveway • Enclosed Rear Garden With Side Access • UPVC Double Glazing Throughout, Gas Central Heating

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ESTATE AGENTS



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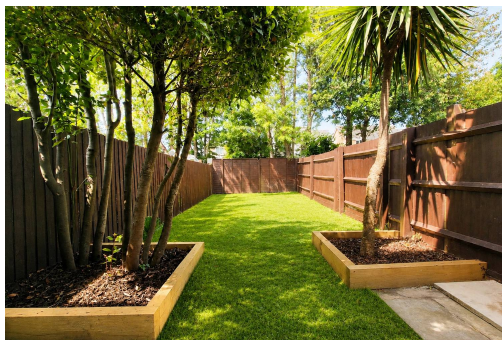
Refurbished three-bedroom mid-terrace in private gated Broadlands courtyard. Modern kitchen, lounge, en-suite, garden, garage, parking. Close to amenities, schools, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hallway

Enter via UPVC double glazed obscured door leading into entrance hallway, comprising plastered ceiling, plastered walls, wood effect laminate flooring, radiator, electric consumer unit, doors leading into Lounge and Cloakroom/WC.

Cloakroom/WC

5' 2" x 3' 3" (1.57m x 0.99m)

Plastered ceiling with extractor fan, partially tiled walls with featured papered walls, tiled flooring, two piece suite in white comprising low level WC and floating wash hand basin inset into vanity unit, chrome heated towel rail.

Lounge

17' 8" x 10' 10" (5.39m x 3.31m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls with one feature papered wall, wood effect laminate flooring, staircase leading to first floor with understairs storage, electric fire with marble surround and wooden mantel, two radiators, door leading into Kitchen/Diner.

Kitchen/Diner

13' 7" x 9' 3" (4.13m x 2.83m)

UPVC double glazed window to rear aspect, Aluminium double glazed sliding door to leading to enclosed rear garden, plastered ceiling with spot lights, plastered walls, radiator, wood effect laminate flooring. A range of matching wall and base units in a slab effect grey with complementary work surfaces and tiled splashback, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, Integrated appliances to include dishwasher and fridge/freezer, wall mounted gas combination boiler.



Landing

Plastered ceiling, plastered walls, fitted carpet, doors leading into all first floor rooms.

Bedroom One

10' 3" x 8' 7" (3.12m x 2.62m)

Two UPVC double glazed window to front aspect, plastered ceiling, plastered walls with one feature papered walls, fitted carpet, radiator, double fitted wardrobe, door leading into En-Suite.

En-Suite

4' 10" x 4' 9" (1.47m x 1.46m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights and extractor fan, tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit offering storage, corner shower cubicle with over head mains shower, chrome heated towel rail.

Bedroom Two

11' 7" x 7' 5" (3.54m x 2.27m)

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

Bedroom Three

8' 3" x 6' 0" (2.52m x 1.83m)

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

Family Bathroom

7' 5" x 5' 1" (2.26m x 1.55m)

Plastered ceiling with spot lights and extractor fan, tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and overhead mixer shower, chrome heated towel rail.

Rear Garden

The immaculate landscaped rear garden is fully enclosed by feather edge wood fencing with a tall wooden side gate providing access from



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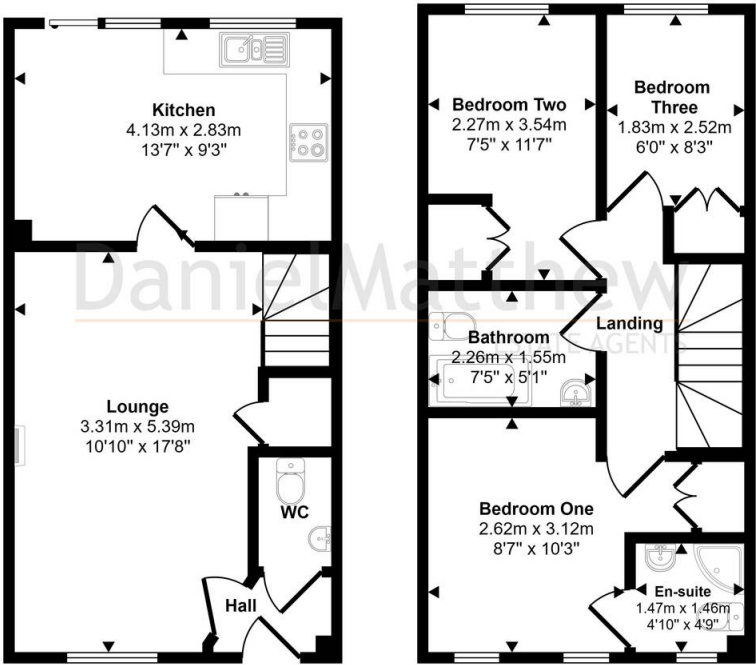
Rear Garden

The immaculate landscaped rear garden is fully enclosed by feather edge wood fencing, with a tall wooden side gate providing access from the rear to the front. The garden has a level paved patio area, with a large lawned garden extending to the boundary fence, with two ornate feature trees.





Approx Gross Internal Area
71 sq m / 765 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 36 sq m / 388 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.