



12, Dol Nant Dderwen  
Bridgend, CF31 5AA

Watts  
& Morgan







# 12, Dol Nant Dderwen

Bridgend CF31 5AA

£279,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious 3 bedroom detached property situated in a popular location in Broadlands. The property is located conveniently within walking distance of Bridgend Town Centre, Newbridge Playing Fields and Laleston Village. The property is also located within walking distance of local shops, schools, amenities and offering great access to Junctions 35 and 36 of M4 Motorway. Accommodation comprises; entrance hall, ground floor WC, sitting room/office, lounge, utility, kitchen/dining room and conservatory. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a private drive with off-road parking to the front for 2-3 vehicles and enclosed rear garden.

## Directions

\* Bridgend town centre - 2.2 Miles \* Cardiff city centre - 22.0 Miles \* M4 (J36) - 4.0 Miles

Your local office: Bridgend

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with laminate flooring and a staircase rises up to the first floor. The ground floor WC is fitted with a 2-piece white suite comprising of a WC and a wash hand basin with tiled flooring, tiling to the walls and a window to the front. The converted garage is a versatile sitting room or home office with laminate flooring and windows to the front. The living room is a great sized reception room with carpeted flooring, a wall-mounted electric fireplace and a window to the front. There is access into the utility room or potential study which has been fitted with wall and base units with work surfaces over. There is space and plumbing provided for appliances and tiled flooring. The kitchen/dining room has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with a breakfast bar area with space for high stools. Benefits from tiled splash-backs, tiled flooring, a window over-looking the rear garden and double doors opening into the conservatory. Integrated appliances include; oven, grill and a 5-ring gas hob with extractor hood over. Space is provided for a freestanding fridge/freezer, washing machine and dishwasher.

The conservatory is a great addition with tiled flooring, windows over-looking the rear garden and double doors opening out to the rear garden.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom One is a double bedroom with double built-in wardrobes, carpeted flooring and windows to the rear. Bedroom Two is a second double bedroom with carpeted flooring and windows to the front. Bedroom Three is a comfortable single room with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the front.

### GARDENS AND GROUNDS

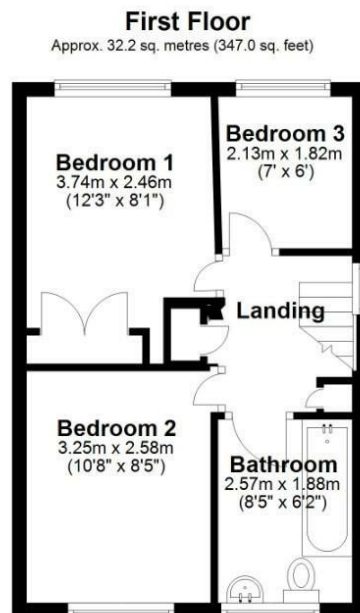
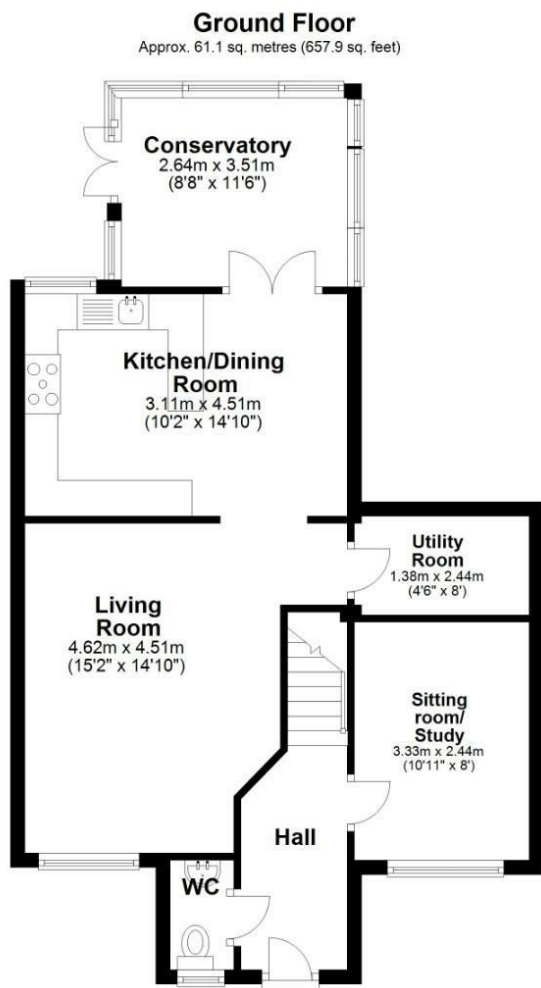
Approached off Dol Nant Dderwen, no. 12 benefits from a tarmac drive with off-road parking for 1 vehicle. The front garden has been landscaped with stone chippings providing off-road parking for 2-3 vehicles. To the rear of the property is a low maintenance enclosed garden with 2 raised decked areas ideal for outdoor furniture. The remainder is laid to lawn with spacious patio area and an outdoor storage shed and access to the front.

### ADDITIONAL INFORMATION

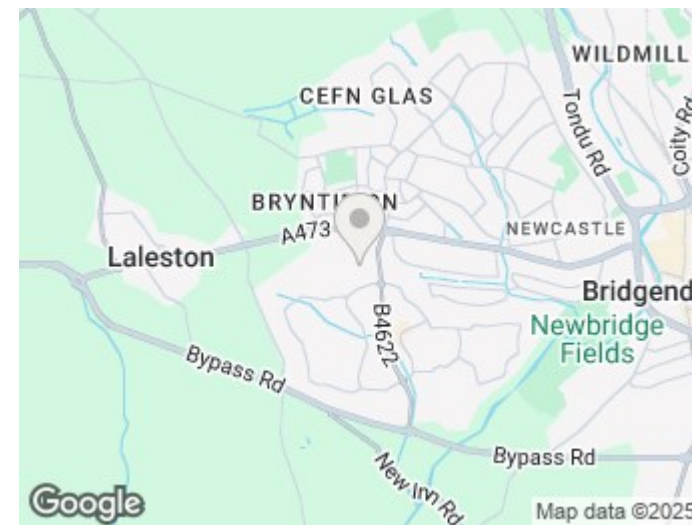
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.







Total area: approx. 93.4 sq. metres (1005.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	82
England & Wales		EU Directive 2002/91/EC







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