



WATTS & MORGAN
FOR SALE
T 01656 644288

28, Llwyn Glas
Bridgend, CF31 5AH

Watts
& Morgan

28 Llwyn Glas

Bridgend CF31 5AH

£425,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

We are pleased to offer to the market this well presented four bedroom detached property situated in the popular Broadlands development. This Redrow design property is situated within walking distance of both Bridgend town centre and Newbridge playing fields, close to local shops, schools and junction 36 of the M4. Accommodation comprises of: Entrance Hall, lounge, dining room, kitchen / breakfast room, utility, WC. First floor; Master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally enjoying a private double driveway, integral garage and rear enclosed south facing garden. EPC "C"

Directions

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 3.8 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a composite front door leading into the entrance hallway offering solid wood flooring and carpeted staircase leading to the first floor landing. The main living room is a spacious reception room with angled bay windows to the front, continuation of the wood flooring and a central feature gas fireplace set on a marble hearth and surround. Double doors open out into the dining area which is a further reception room with aluminium bi-folding doors opening out onto the rear garden. The downstairs WC has been fitted with a 2-piece suite comprising of a WC with dual flush and pedestal wash-hand basin. Further features include large understairs storage cupboard. The kitchen/breakfast room has been comprehensively fitted with a contemporary range of high gloss wall and base units and complementary granite work surfaces with tiled flooring and recessed spot lighting throughout. Space has been provided for high stools, a breakfast bar area features continuation of the work surfaces and space has been provided for high stools. Integral appliances to remain include 5-ring induction hob with coordinating extractor fan, oven, grill and microwave, integral fridge freezer, dishwasher and bespoke wine cooler. Windows overlook the well presented rear garden. The utility features continuation of the granite work surfaces and has been fitted with one high gloss base unit. A courtesy door provides access out onto the side of the property to gain access to the rear garden and front driveway.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a generous size double bedroom with carpeted flooring, built-in wardrobes and stained glass feature bay windows to the front elevation. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a walk-in shower cubicle, low level WC and pedestal wash-hand basin. Further features tiled flooring, partially tiled walls and window to the front elevation. Bedroom two is situated to the front of the property and is a sizeable double bedroom with carpeted flooring, windows to the front and built-in wardrobes. Bedroom three is a further double bedroom offering carpeted flooring and windows overlooking the rear. Bedroom four is a comfortable single bedroom offering carpeted flooring and windows to the rear. The family bathroom has been fitted with a traditional three-piece white suite comprising of a panelled bath with a freehand over head shower, pedestal wash-hand basin and a WC. Further features include obscure window to the rear, partially tiled walls and tiled flooring.

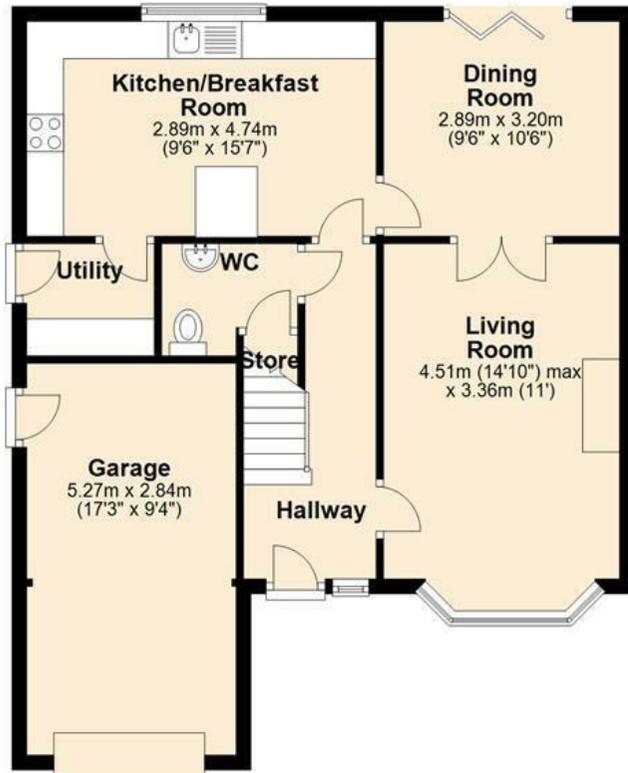
GARDENS AND GROUNDS

No. 28 is accessed off Llwyn Glas with a private double driveway to the front of the property providing off road parking for two vehicles. The single garage features and electric fitted door with full power supply and a workshop area. The single garage has a courtesy side door leading out on the side pathway. To the rear of the property lies a well presented fully enclosed via timber fencing garden, predominately laid to lawn with a separate patio area ideal for outdoor entertaining.



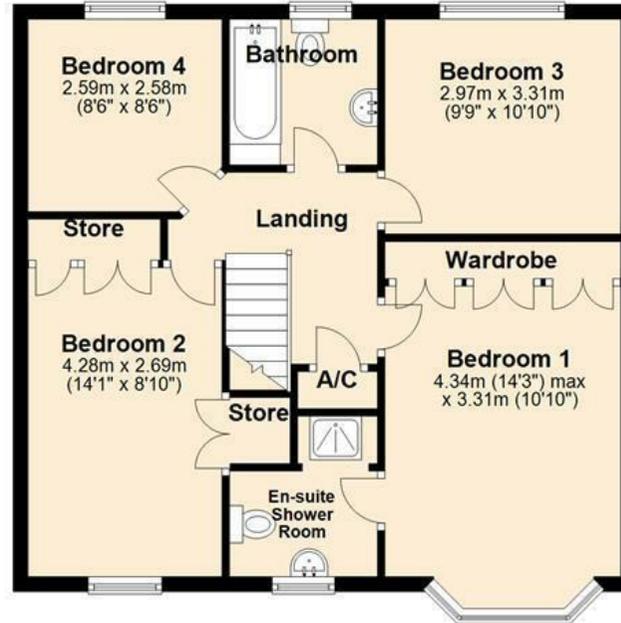
Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



Total area: approx. 130.3 sq. metres (1402.0 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



Scan to view property

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