



7, Pen Llwyn  
Bridgend, CF31 5AZ

Watts  
& Morgan







# 7, Pen Llwyn

Bridgend CF31 5AZ

**£229,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom semi-detached property situated in a quiet cul-de-sac in Broadlands. The property is conveniently located with access to the shopping precinct, schools and amenities. Close proximity to a footpath leading down to Newbridge fields and Bridgend Town Centre. Accommodation comprises; entrance hall, WC, living room and open-plan kitchen/dining room. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a double driveway to the front with off-road parking for 2 vehicles and a landscaped south-facing rear garden.

## Directions

\* Bridgend Town Centre - 2.2 Miles \* Cardiff City Centre - 26.0 Miles \* J36 of the M4 -3.4 Miles

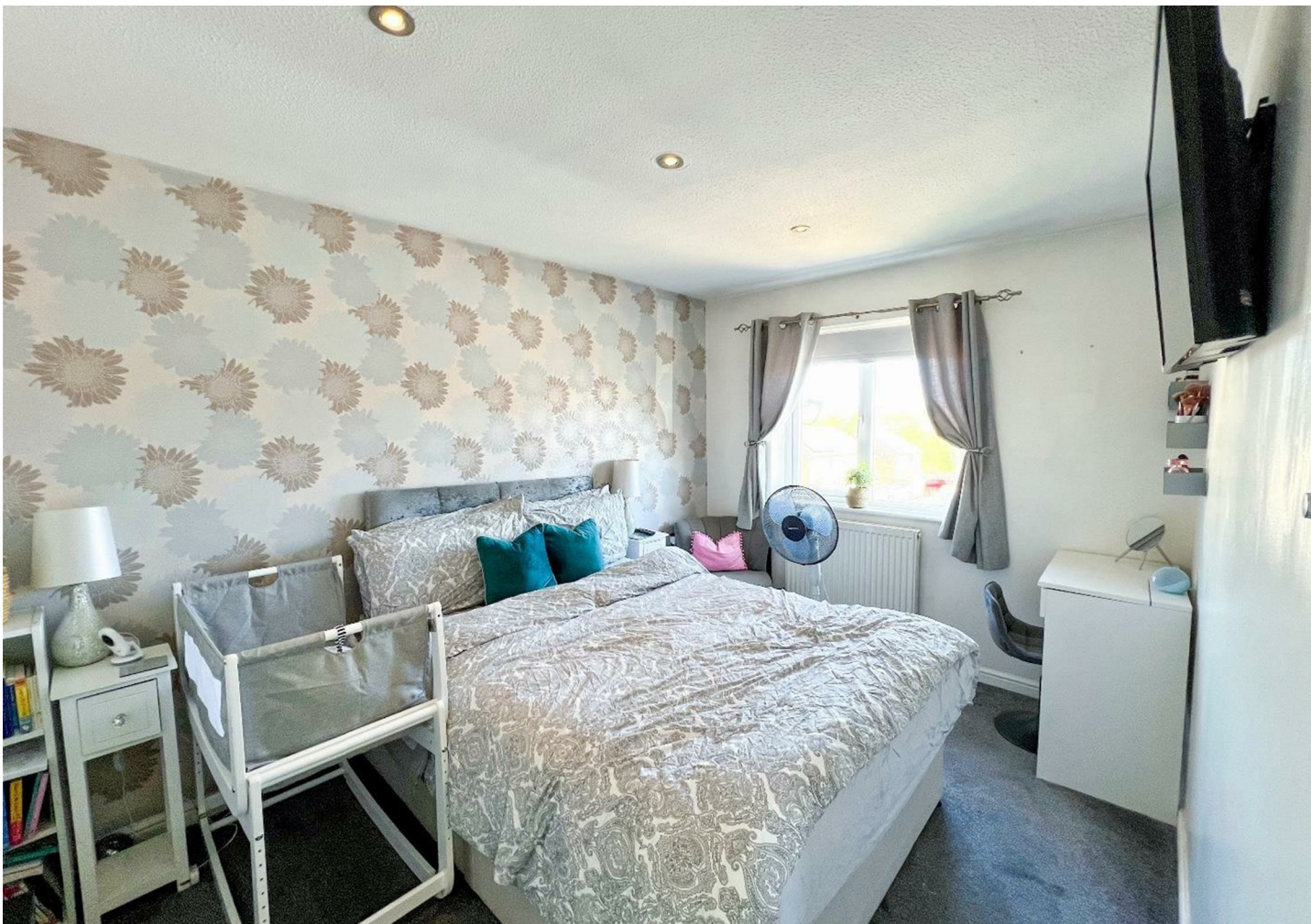
**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and access to the ground floor cloakroom. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin. With laminate flooring and a window to the front. The living room benefits from laminate flooring, a bay window over-looking the front and a carpeted staircase leads up to the first floor. There is a generous built-in understairs storage cupboard and a wall-mounted electric fireplace. The kitchen/dining room, to the rear of the property, benefits from laminate flooring, windows and patio doors looking out to the rear garden and ample space for a freestanding dining table. The kitchen has been upgraded with a stylish range of contemporary wall and base units with complementary work surfaces over with coordinating splash-backs. Appliances to remain include; 4-ring gas hob with oven, grill and extractor hood over, dishwasher and fridge/freezer. There is space provided for a freestanding washing machine.

The first floor landing offers carpeted flooring, a window to the side, access to the loft hatch and a built-in airing cupboard. Bedroom One is a double bedroom with carpeted flooring and windows over-looking the front. Bedroom Two is a second double bedroom with built-in wardrobes, carpeted flooring and windows to the rear. The third bedroom is a single room and has a built-in storage cupboard, carpeted flooring and windows to the front.

The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a window to the rear.

### GARDENS AND GROUNDS

Approached off Pen Llwyn, no. 7 benefits from a double driveway to the front with off-road parking for 2 vehicles and there is side access around to the south-facing rear garden. To the rear is a fully landscaped garden with a spacious patio area perfect for outdoor furniture. The remainder is laid with artificial grass with a bespoke timber framed pergola. The south-facing garden is all enclosed via timber fencing.

### ADDITIONAL INFORMATION

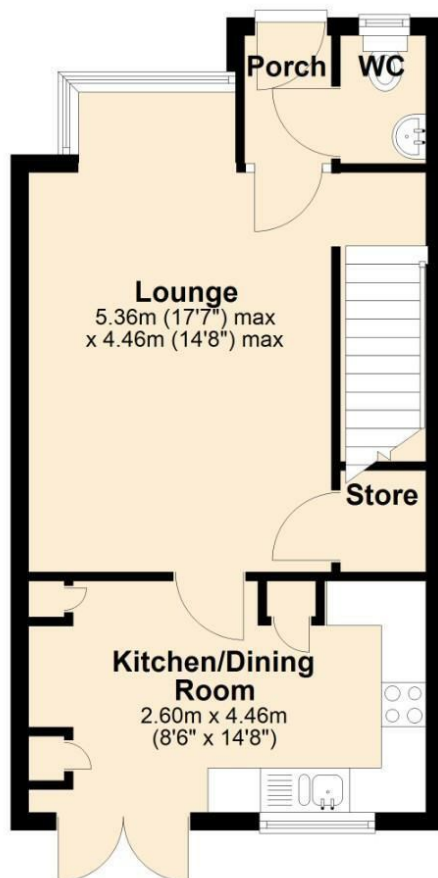
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.





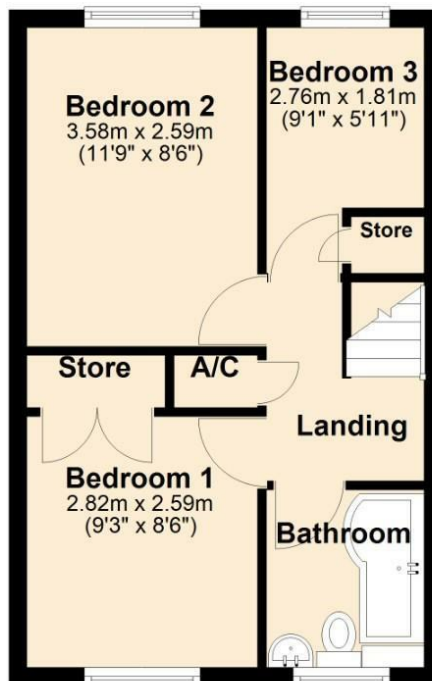
## Ground Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



## First Floor

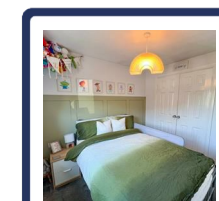
Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 sq. feet)



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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