18, Lowland Close
Bridgend, CF31 5BU
Watts
&Morgan

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Bridgend CF31 5BU

£490,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A substantial 5 bedroom detached property situated in a quiet cul-de-sac in Broadlands. The property has been renovated to a high standard by the current owners and offers adaptable living accommodation. Situated within walking distance of the shopping precinct with local shops, schools and amenities and a footpath leads directly down to Newbridge Fields. Convenient access to Bridgend Town Centre and Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, open-plan kitchen/dining/family room, lounge, study and ground floor WC. First floor; double bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. Second floor; principle with dressing area and 4-piece en-suite and a further double bedroom. Externally offering a double garage with power supply, private drive with off-road parking for numerous vehicles and a landscaped south-facing rear garden. Being sold with no onward chain.

Directions

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

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and a carpeted staircase leads up to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. To the front of the property is the study. It is a versatile reception room with continuation of laminate flooring and windows to the front. The extended open-plan kitchen/dining/family room is a wonderful room with porcelain tiled flooring throughout. The kitchen has been fitted with a modern range of shaker style wall and base units with complementary granite work surfaces with coordinating splashbacks. The kitchen benefits from under cupboard spot lighting and all integrated appliances. Appliances to remain include 'Neff' hide and slide oven and micro-oven with warming drawer, 5-ring induction hob with extractor hood over, integrated washer/dryer and dishwasher. Space is provided for a freestanding American style fridge/freezer and ample space for a dining table. The dining area benefits from 2 Velux skylight windows with rain sensors and underfloor heating to the dining and family room area. The family room features a superb floor to ceiling picture window over-looking the rear garden with woodland behind and aluminium bi-folding doors opening out to a raised decked seating area. The kitchen/family room benefits from recessed spotlighting throughout. To the rear of the property is the main living room. It is a spacious reception room with laminate flooring and patio doors with adjacent windows opening out to the rear garden.

The first-floor landing offers carpeted flooring and a built-in airing cupboard which houses the hot water tank. There is a staircase rising to the second-floor landing and all doors lead off. Bedroom Two is a spacious double bedroom with built-in wardrobes, carpeted flooring, windows to the front and leads into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With tiling to the walls, vinyl tiled flooring and an LED light mirror and a window to the side. Bedroom Three is a generous double bedroom (formerly 2 bedrooms) with 2 sets of windows over-looking the rear garden, carpeted flooring and 2 sets of built-in wardrobes. Bedroom Five is a comfortable single room with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with a free-hand showerhead, WC and a wash hand basin with vinyl tiled flooring, tiling to the walls, LED mirror and a window to the front.

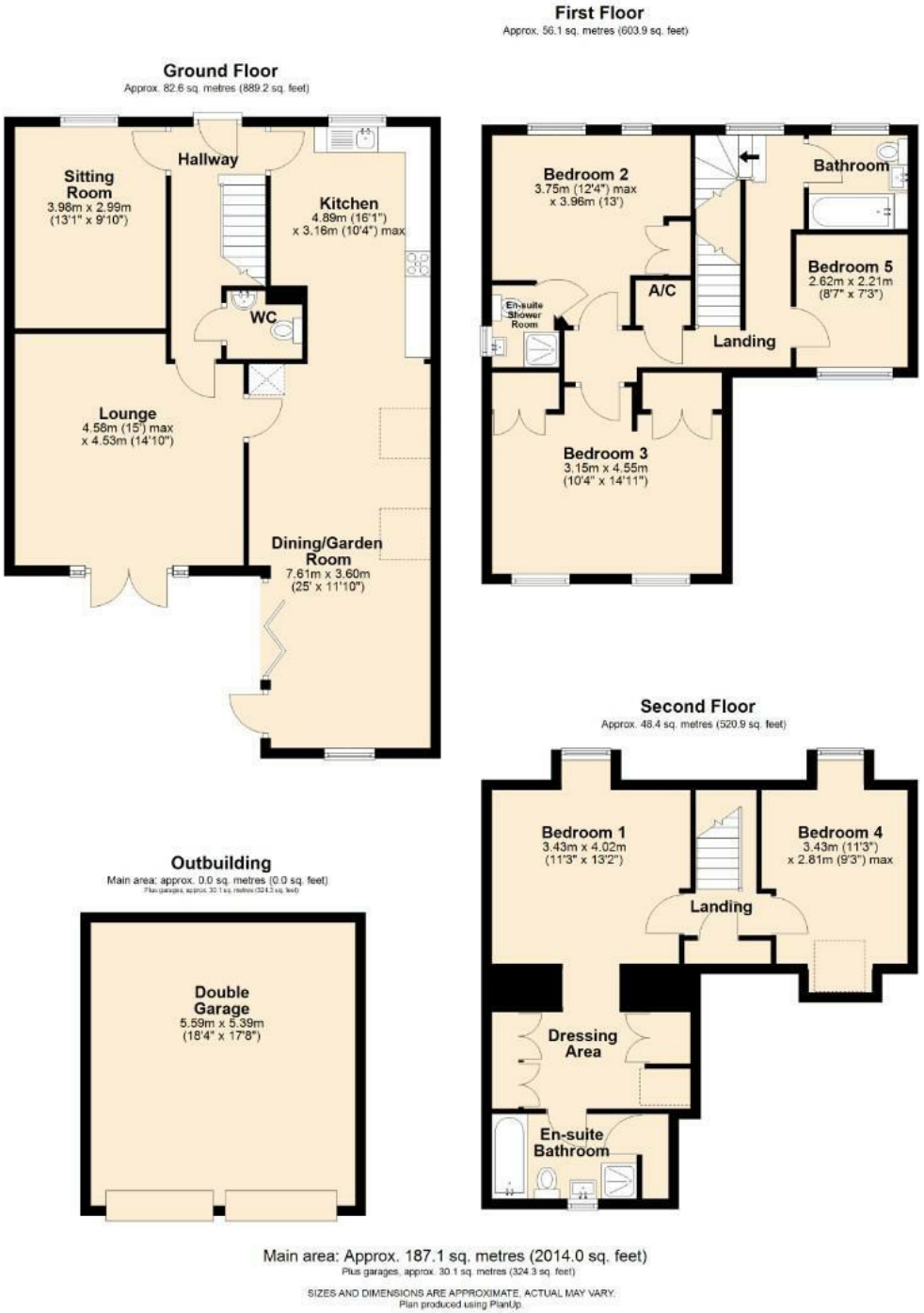
The second-floor landing has carpeted flooring and there is access to Bedrooms One and Four. Bedroom One is a superb sized main bedroom with carpeted flooring, a window to the front and leads into a dressing area with 3 sets of build-in wardrobes and a window to the side aspect. The en-suite is fitted with a 4-piece suite comprising of a panelled bath with free-hand showerhead, separate shower cubicle, WC and a wash hand basin. With tiled flooring, tiling to the walls and an LED mirror. The en-suite benefits from a handy built-in storage cupboard and a window to the rear. Bedroom Four is a double bedroom with carpeted flooring and a window to the front.

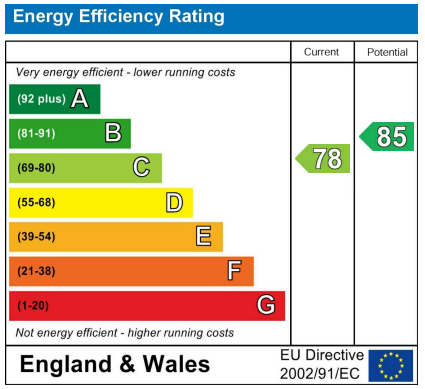
GARDENS AND GROUNDS

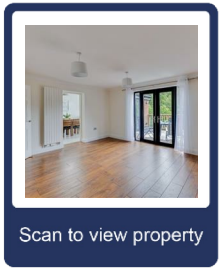
Approached off Lowland Close, no.18 accessed through a private driveway shared between 5 properties. The property benefits from a detached double garage; 1 with an electric controlled door and the other is a manual door with power supply and lights. There is off-road parking for numerous vehicles in front. To the rear of the property is a fully landscaped south facing garden consisting of a raised decked area with spotlighting and outdoor power sockets; perfect for outdoor furniture. Steps lead down to a patio area perfect for outdoor entertaining. The Remainder is laid to lawn with decorative borders. The garden overlooks woodland behind creating a private aspect. There is an outdoor timber framed storage shed which can be negotiated.

ADDITIONAL INFORMATION

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







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.

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