



11, Tai Arfryn
Bridgend, CF31 5AN

Watts
& Morgan



11, Tai Arfryn

Bridgend CF31 5AN

£360,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented four-bedroom detached property, ideally situated in a sought-after position on the popular Broadlands Development. Offered to the market for the first time, this impressive family home is conveniently located within walking distance of local shops, schools and amenities, while also providing excellent access to Bridgend Town Centre and Junction 36 of the M4. The well-appointed accommodation comprises an entrance hallway, spacious living room, dining room, kitchen/breakfast room, utility room and WC. To the first floor, there is a generous principal bedroom with en-suite shower room and fitted wardrobes, three further well-proportioned bedrooms, all benefiting from fitted wardrobes, and a modern family bathroom. Externally, the property benefits from a private driveway providing ample off-road parking, a single garage and a beautifully landscaped rear garden.

Directions

* Bridgend Town centre- 2.1 Miles * Cardiff city centre- 25 Miles * J36 of the M4- 4.7 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the welcoming entrance hallway features ceramic tiled flooring and a carpeted staircase rising to the first-floor landing. The generous main living room benefits from carpeted flooring, a bay window overlooking the front garden and a useful under-stairs storage cupboard. The living room flows through into the dining area, which offers ample space for a freestanding dining table, continued carpeting and double doors opening onto the rear garden. The kitchen/breakfast room is fitted with a range of coordinating wall and base units with complementary work surfaces over. There is tiled flooring, a window overlooking the rear garden and ample space for a breakfast table. Integrated appliances include a four-ring Neff gas hob, oven and grill, with extractor hood over. Space is provided for an under-counter fridge, freezer and dishwasher. The kitchen provides access to the utility room and ground-floor WC. The utility room is fitted with matching wall and base units with work surfaces over, tiled flooring and a PVC door opening onto the rear garden. Space and plumbing are provided for two appliances, and the room also houses the gas combination boiler. The ground-floor WC is fitted with a two-piece suite comprising a WC and wash-hand basin, complemented by tiled flooring and a side-facing window.

The first-floor landing features carpeted flooring and provides access to the loft hatch and all four bedrooms and the family bathroom. Bedroom One is a spacious double bedroom with carpeted flooring, fitted wardrobes and front-facing windows. A useful storage cupboard is located above the stairs, with access to the en-suite shower room. The en-suite is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, with tiled flooring, part-tiled walls and a front-facing window. Bedroom Two is a further generous double bedroom with carpeted flooring, fitted wardrobes and windows overlooking the front and side aspects. Bedroom Three is another well-proportioned double bedroom with carpeted flooring, fitted wardrobes and a rear-facing window. Bedroom Four is a comfortable single bedroom featuring fitted wardrobes, carpeted flooring and a rear-facing window. The modern family bathroom is fitted with a three-piece suite comprising a tiled bath with handheld overhead shower, WC and wash-hand basin set within a vanity unit. The room benefits from tiled flooring, part-tiled walls and a rear-facing window.

GARDENS AND GROUNDS

Approached via Tai Arfryn, No. 11 benefits from a private driveway to the front, providing off-road parking for two vehicles. The front garden is laid to lawn, with a timber gate providing convenient side access to the rear. The integral garage features power and lighting, as well as an electric garage door. To the rear, the property boasts a beautifully landscaped and fully enclosed garden, featuring a paved patio area ideal for outdoor furniture and entertaining. The remainder is laid to lawn and complemented by an abundance of colourful shrubs and flowering plants. A timber-framed summerhouse and several additional seating areas provide the perfect spaces to relax and enjoy the garden.

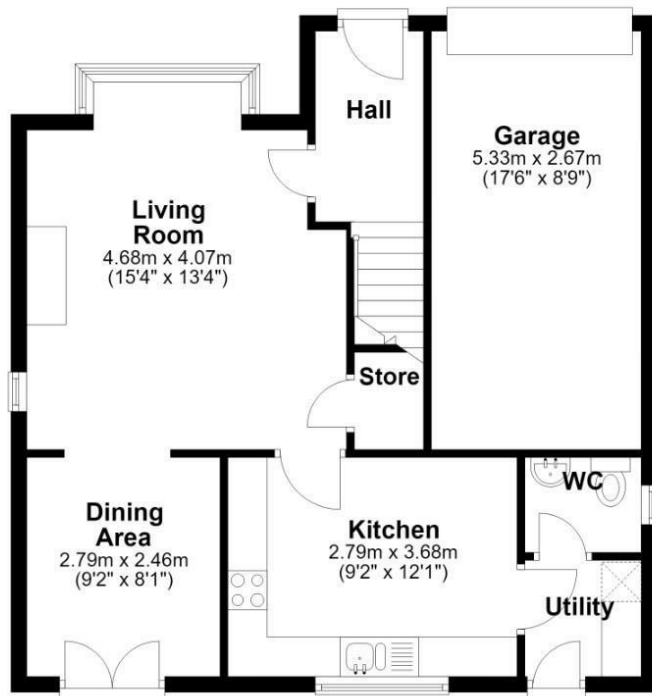
ADDITIONAL INFORMATION

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



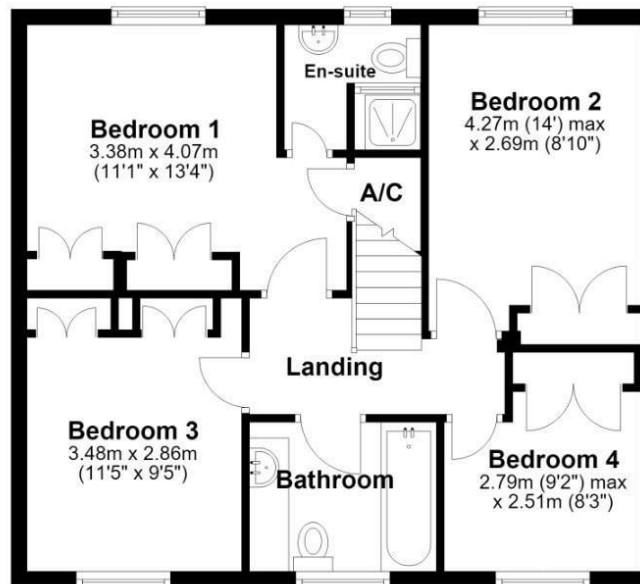
Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)

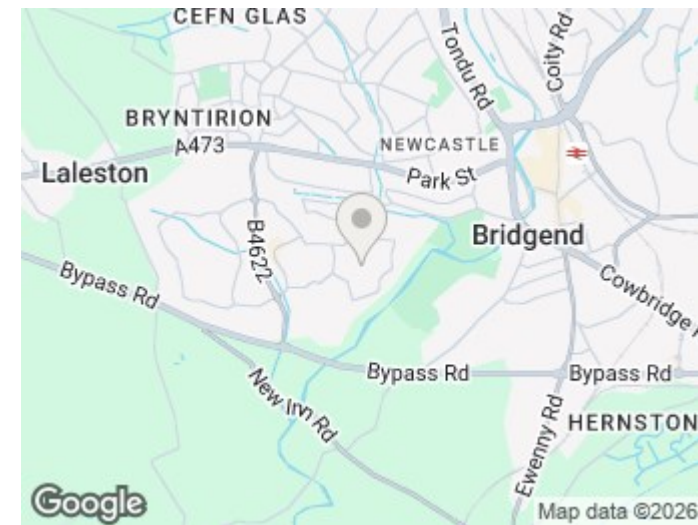


First Floor

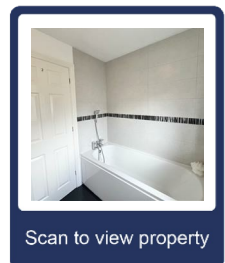
Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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