32, Llwyn-Y-Groes
Bridgend, CF31 5AJ
Watts
&Morgan

32 Llwyn-Y-Groes

Bridgend CF31 5AJ

£315,000 Freehold

3 Bedrooms | 2 Bathrooms | null Reception Rooms

A beautiful 3 bedroom detached family home, located on the popular Broadlands development the property boasts from being within walking distance to local amenities along with the M4 Motorway and Bridgend Town Centre being close by. Property comprises of entrance hallway, WC, living room and spacious kitchen/diner with access to the rear garden. To the first floor are three good sized bedrooms, ensuite to the master bedroom and family bathroom. Externally, the property offers a generous garden as well as parking to the rear in front of a single garage.

Directions

* Bridgend Town Centre - 1.6 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 4.3 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door which opens into a welcoming entrance hallway, complete with laminate flooring, a carpeted staircase rising to the first floor, and a useful under stairs storage cupboard.

The ground floor WC features laminate flooring and is fitted with a modern two-piece suite comprising a wash hand basin and WC, complemented by a front-facing circular window.

Situated at the rear of the property, the open-plan kitchen/diner is finished with laminate flooring and is fitted with a modern range of coordinating wall and base units with complementary wood work surfaces. There is space and plumbing for a washing machine and dryer and a fridge/freezer. A rear-facing window and PVC door provide access to the garden, while patio doors in the dining area offer additional access and allow for plenty of natural light.

To the front of the property, the generously sized living room benefits from laminate flooring and a large front-facing window, creating a bright and comfortable living space.

Upstairs, the spacious first-floor landing is carpeted and features a side-facing window, providing access to three well-proportioned bedrooms and the family bathroom.

The master bedroom, located at the front, offers carpeted flooring, a large front-facing window, and built-in storage. It also benefits from an en-suite shower room fitted with tiled flooring and a three-piece suite comprising a ceramic wash hand basin, WC, and enclosed shower, along with a heated towel rail and a side-facing window.

The second bedroom is a generously sized double room positioned at the rear, complete with carpeted flooring and a rear-facing window.

Bedroom three, also located at the rear, features carpeted flooring and a rear-facing window.

The family bathroom is fitted with tiled flooring and a three-piece suite consisting of a wash hand basin, WC, and bath with shower over. It also benefits from a front-facing window and a useful storage cupboard.

GARDENS AND GROUNDS

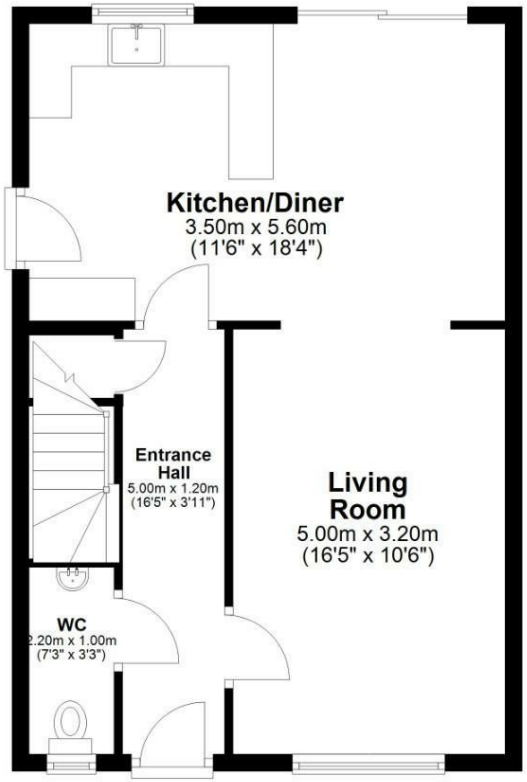
Approached off Llwyn-Y-Groes, number 32 enjoys private parking to the rear providing convenient off-road parking as well as a garage. The property boasts a fully enclosed and landscaped garden featuring a combination of lawn and a small decking area, all bordered by secure fencing and walling and also provides access to the garage via a PVC door.

ADDITIONAL INFORMATION

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

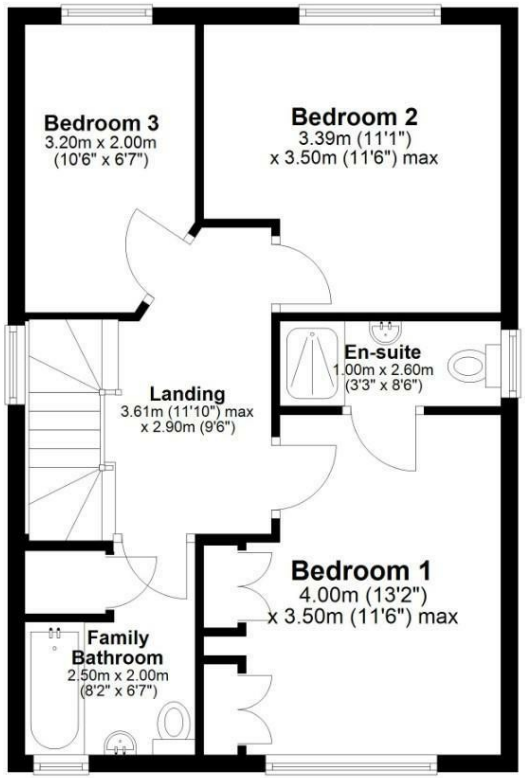
Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



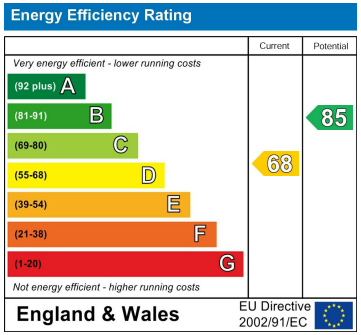
First Floor

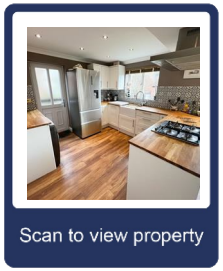
Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

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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