



10, Tai Arfryn
Bridgend, CF31 5AN

Watts
& Morgan



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£310,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offering to the market this well presented three bedroom detached property situated in a sought after area in the Broadlands development. Conveniently located within walking distance of local shops, amenities, restaurants, schools and great access via Bridgend Town Centre, Newbridge Fields and Junction 36 of the M4. This well proportioned accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, utility and WC. First floor landing, main double bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally the property benefits from a double driveway to the front, single garage and well maintained rear garden. EPC Rating "D"

Directions

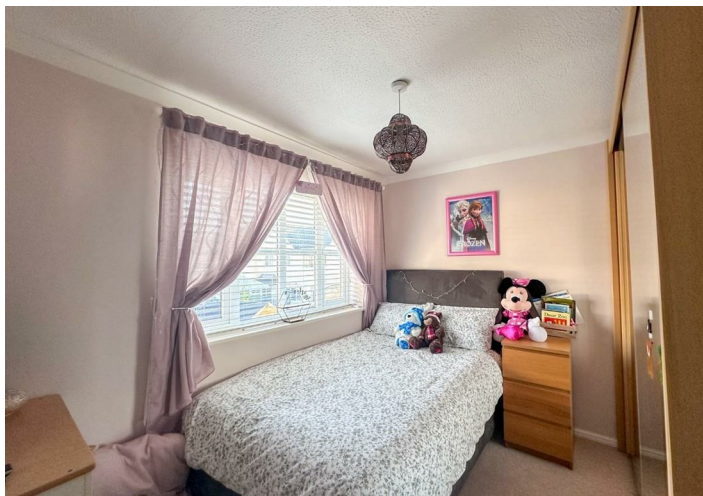
* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 Motorway - 4.4 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door into the entrance hallway with laminate flooring and carpeted staircase to the first floor.

To the front of the property is a main living room and is a generous size reception room with carpeted flooring, large built-in under-stairs storage and windows overlooking the front. There is a central feature fireplace and archway leading into a dining area.

The dining room offers carpeted flooring and French doors opening out onto the rear garden. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. There is space for a freestanding breakfast table. Also offering tiled flooring, partly tiled walls and windows overlooking the rear. Appliances to remain include 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding American style fridge freezer.

The utility has been fitted with wall and base units and work surfaces over. Space and plumbing is provided for two appliances and also houses the gas boiler. A partly glazed door leads out onto the rear garden and door provides access into the downstairs cloakroom.

The cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin within unit. There is an obscure window to the side and continuation of the tiled flooring.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch. Also offers a built-in airing cupboard.

Bedroom one to the front of the property is a good size double bedroom with carpeted flooring, windows to the front and built-in wardrobes with mirror sliding doors. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin.

Bedroom two is a further double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a single bedroom with built-in storage, carpeted flooring and windows to the front.

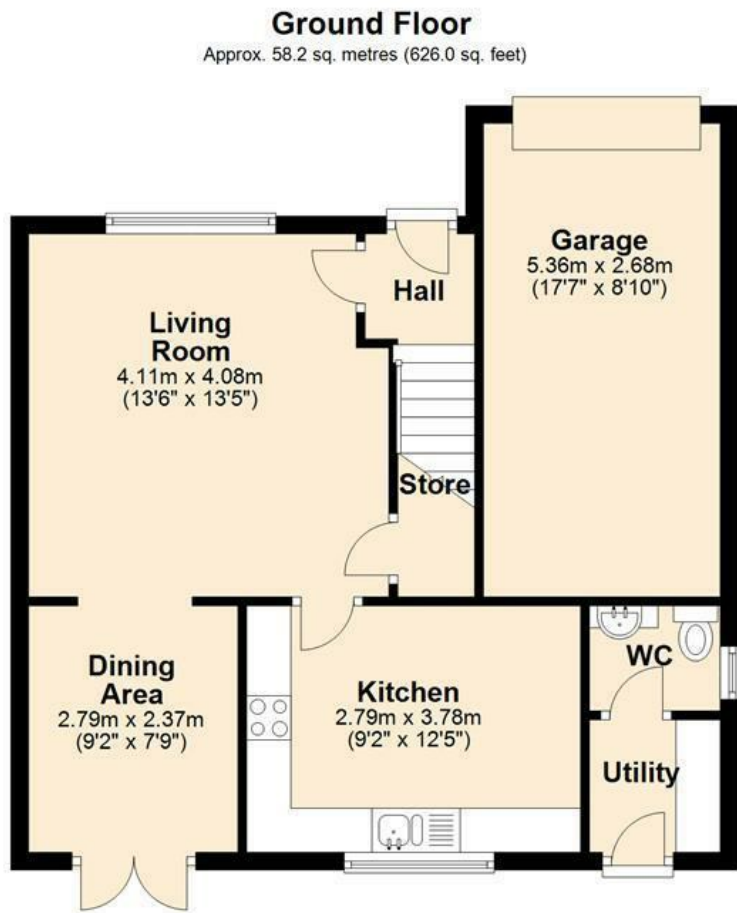
The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower fitted, WC and wash-hand basin. Also featuring laminate flooring, partly tiled walls and window to the rear.

GARDENS AND GROUNDS

Approached off Tai Arfryn No.10 benefits from a double driveway to the front with off-road parking for two vehicles leading to the single garage with power supply. To the front of the property is a forecourt style garden and a paved pathway leads around to the rear garden. To the rear is a well presented fully enclosed garden predominantly laid with lawn and patio areas ideal for outdoor furniture. The garden benefits from an abundance of colourful shrubs bordering the garden.

SERVICES AND TENURE

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

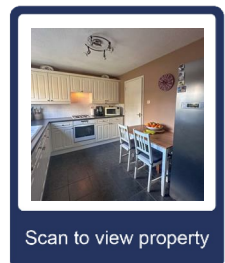


Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(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



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