



9, Bron Hafod
Bridgend, CF31 5DL

Watts
& Morgan

9 Bron Hafod

Bridgend CF31 5DL

£225,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

We are pleased to offer to the market this extended three bedroom semi-detached property situated in the popular development of Broadlands, Bridgend. This well presented property is conveniently located within close proximity to Bridgend Town Centre, Newbridge Fields, local amenities, shops, schools and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, open plan kitchen/dining room, WC. First floor landing, two double bedrooms, one single and family bathroom. Externally enjoying a private driveway and rear enclosed garden. EPC Rating "C"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door leading into the entrance hallway with laminate flooring and carpeted staircase leads up to the first floor landing. Downstairs WC has been fitted with a 2-piece suite comprising of a WC and wash-hand basin. The main living room offers continuation of the laminate flooring, window to the front elevation and ample space for freestanding living furniture. To the rear of the property is an extended open plan kitchen/dining area with continuation of the laminate flooring, window to the rear elevation and a raised pitched roof with exposed wood beam, velux skylight window and patio doors opening out onto the rear garden. There is ample space for freestanding dining furniture and internal built under-stairs storage cupboard. The kitchen has been fitted with a range of contemporary matt grey wall and base units and complementary work surfaces. Space is provided for high stools at the breakfast bar. Integral appliances to remain to include 4-ring induction hob, extractor fan, oven and grill. Space and plumbing is provided for a freestanding fridge freezer and an appliance.

FIRST FLOOR

The first floor landing offers carpeted flooring, built-in airing cupboard and provides access to the loft hatch. Bedroom one is situated to the front of the property and is a spacious double bedroom offering carpeted flooring, window to the front elevation and two built-in storage cupboards. Bedroom two is a further double bedroom offering carpeted flooring and window to the rear elevation. Bedroom three is a comfortable single bedroom offering carpeted flooring and window to the rear elevation. The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead electric shower, WC and pedestal wash-hand basin. Further features include laminate flooring, partially tiled walls and window to the side elevation.

GARDENS AND GROUNDS

No.9 is accessed off Bron Hafod with a private driveway to the front of the property providing off-road parking for multiple vehicles. To the rear of the property is an enclosed corner plot with the garden predominantly laid to lawn with a patio area benefiting from a private outlook with tall woodland trees behind. A courtesy gate provides access to the front driveway.

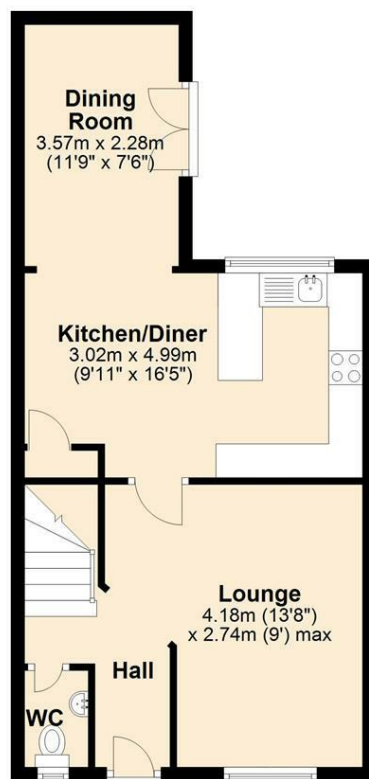
SERVICES AND TENURE

All mains services connected. Freehold.



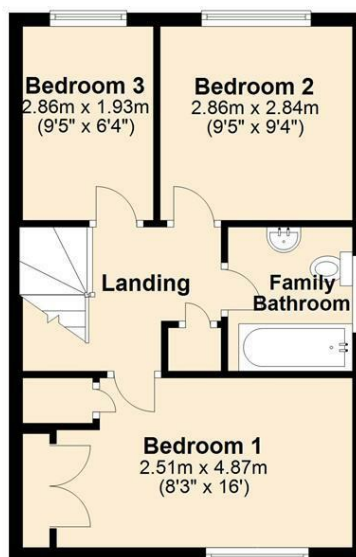
Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

9 Bron Hafod

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.

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

