
13, Careg Llwyd
Bridgend, CF31 5BS
Watts
&Morgan



# 13, Careg Llwyd

## Bridgend CF31 5BS

## £669,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Situated in the sought-after area of Broadlands, this beautifully presented five-bedroom detached family home offers generous and versatile living space throughout. The ground floor comprises a welcoming entrance hallway, study, integral garage, downstairs WC, spacious living room opening into a bright conservatory, and a large modern kitchen diner with a separate utility room. To the first floor are three large double bedrooms, including a master bedroom with ensuite and large separate walk in wardrobe, along with a modern family bathroom. The second floor features a spacious additional bedroom with a separate room ideal for a study or dressing space. Externally, the property benefits from an outbuilding suitable for a workshop or home office, a private rear garden laid to lawn and patio, and a large driveway providing off-road parking for multiple vehicles.

### Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 4.4 Miles

**Your local office:** Bridgend
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# Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door, the welcoming entrance hallway features carpeted flooring, a carpeted staircase rising to the first floor, a front-facing window and a useful double storage cupboard. A convenient two-piece ground floor WC is fitted with tiled flooring and a side window.

From the hallway, a versatile reception room enjoys dual aspect windows to the front and rear along with carpeted flooring throughout. This room also provides access to the integral double garage, which benefits from power supply.

The main living room is a comfortable and inviting space, enhanced by a large front-facing bay window and carpeted flooring, flowing seamlessly through patio doors into a bright conservatory with tiled flooring and direct access to the rear garden.

The heart of the home is the impressive open-plan kitchen diner, finished with Junckers wooden flooring and a rear-facing window. The kitchen is fitted with an attractive range of Wren wall and base units, Quartz work surfaces and a contemporary central island with seating. Integrated appliances to remain include two ovens, an AEG induction hob with extractor over, fridge/freezer and dishwasher. The dining area provides ample space for furniture and benefits from double patio doors opening onto the rear garden.

The utility room is fitted with coordinating wall and base units and complementary work surfaces, tiled flooring, a side window and a uPVC door to the rear garden, along with space for a washing machine.

To the first floor, the landing offers carpeted flooring and a front-facing window, giving access to three double bedrooms, the family bathroom and a staircase to the second floor.

The master bedroom is a spacious double room with carpeted flooring, a rear-facing window and an additional side window. It further benefits from a large dressing room with a rear window. The contemporary four-piece ensuite, comprises of a walk-in shower, twin wash hand basins and WC, with tiled flooring and a front-facing window.

Bedroom Two is a generous double room with carpeted flooring, dual aspect windows to the front and rear, and a sizeable walk-in cupboard with a rear-facing window.

The fully tiled family bathroom is fitted with a four-piece suite including a bath, separate shower cubicle, wash hand basin and WC, along with tiled flooring and a side window.

Bedroom Three is another spacious double bedroom featuring carpeted flooring and four Velux windows. The room is accessed via an initial storage or dressing area, which leads through into the main bedroom with a side-facing window.

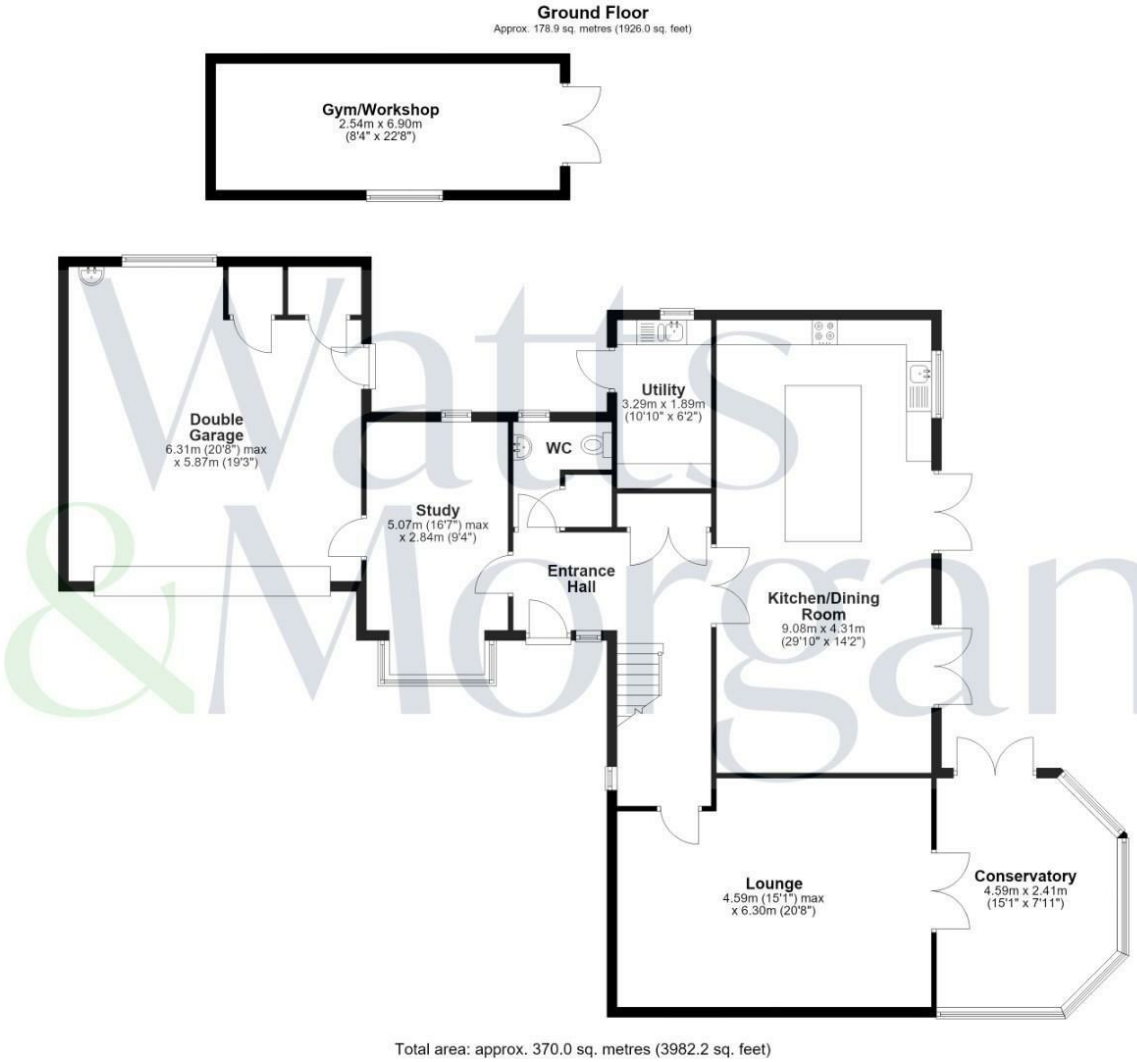
On the second floor, Bedroom Four is accessed via a carpeted staircase leading through a storage room from the first floor. This substantial double bedroom features carpeted flooring, recessed spotlights and six Velux windows, creating a bright and airy feel. A further room is accessed from Bedroom Four, ideal for use as a study or additional storage space, and benefits from carpeted flooring and a Velux window.

GARDENS AND GROUNDS

Approached off Careg Llwyd, No.13 benefits from a large driveway to the front with off-road parking for multiple vehicles as well as benefitting from a double garage. To the rear is a lovely private enclosed garden with patio area ideal for outdoor furniture, the remainder is laid with grass with fenced borders. There is an outbuilding perfect for a workshop or home office and side access around to the front.

ADDITIONAL INFORMATION

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

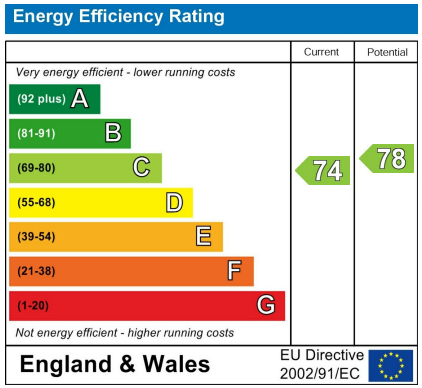


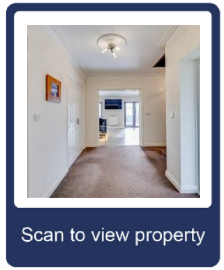

Total area: approx. 370.0 sq. metres (3982.2 sq. feet)










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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