



23, Lowland Close  
Bridgend, CF31 5BU

Watts  
& Morgan



# 23, Lowland Close

Broadlands, Bridgend CF31 5BU

**£325,000 Freehold**

5 Bedrooms | 4 Bathrooms | 2 Reception Rooms

Offering to the market a great opportunity to purchase this spacious 5-bedroom link-detached property in a quite location on the popular Broadlands development. Situated in an ideal location with a footpath opposite leading down to playing fields. Located within walking distance of local shops, schools and amenities and proximity to Bridgend town centre. This property offers flexible living accommodation for a wonderful family home.

Accommodation comprises; Entrance Hall, lounge, dining room, kitchen / breakfast room, WC/ cloakroom. First floor; two bedrooms with en-suite shower rooms, a further double bedroom and a 4-piece family bathroom. Second floor; bedroom with en-suite shower room and another double bedroom. Externally the property offers a double garage with power supply, driveway with parking for two vehicles and a rear well maintained garden. EPC "C".

## Directions

\* Bridgend Town Centre - 2.4 Miles \* Cardiff City Centre - 22.1 Miles \* J36 of the M4 Motorway - 4.6 Miles

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## Summary of Accommodation

### GROUND FLOOR

Accessed via a uPVC front door into the welcoming hallway with built in storage and staircase rises to the first floor. The downstairs WC/ Cloakroom has been fitted with a 2-piece suite comprising of a WC and a wash hand basin. The main living room is a spacious reception room offering carpeted flooring and a central feature electric fireplace with hearth and surround. Windows overlook the front and double doors open into the dining room. The dining room offers patio doors to the rear garden and a door leading into the kitchen. The kitchen/ breakfast room has been fitted with a range of co-ordinating wall and base units with complementary work surfaces over. Benefitting from ceramic tiled flooring, tiled splash backs and windows overlooking the rear garden. There is a built in under stairs store and ample space for a breakfast table. Integral appliances to remain include fridge and freezer, there is space for a freestanding oven and plumbing for 2 further appliances.

### FIRST FLOOR

The first-floor landing offers carpeted flooring and built in storage. Bedroom one is a superb sized bedroom with built in wardrobes, fitted carpets and windows to the front. The en-suite shower room has been fitted with a 3-piece suite comprising of a shower enclosure, WC and wash hand basin with partially tiled walls and windows to the front. Bedroom three offers built in wardrobes, fitted carpets and windows to the rear. The en-suite off the third bedroom has been fitted with a 3-piece suite comprising of a shower enclosure, WC, and wash hand basin with partially tiled walls. Bedroom 5 also located off the first floor is another double room with built in storage and windows to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a corner bathtub, separate shower enclosure, WC, and wash hand basin. The bathroom benefits from partially tiled walls, spot lighting and windows to the front.

### SECOND FLOOR

The second-floor landing offers carpeted flooring and Velux window to the rear. Bedroom is a generous room with built in wardrobes, fitted carpets and window to the front. The spacious en-suite shower room offers a separate shower enclosure, WC, and a wash hand basin within unit. Also featuring partially tiled walls and a Velux window to the rear. The fourth bedroom is another great sized room offering carpeted flooring and windows to both the front a rear.

### GARDENS AND GROUNDS

Approached off Lowland Close, No.23 is situated at the end of a quiet street with a footpath directly opposite leading to playing fields. To the front is a double driveway with off road parking for two vehicles and a double garage with power supply. To the rear is a well-maintained low maintenance garden with a large section laid with patio slabs whilst the remainder is laid with artificial turf. A door provides access into the garage from the rear garden.

### ADDITIONAL INFORMATION

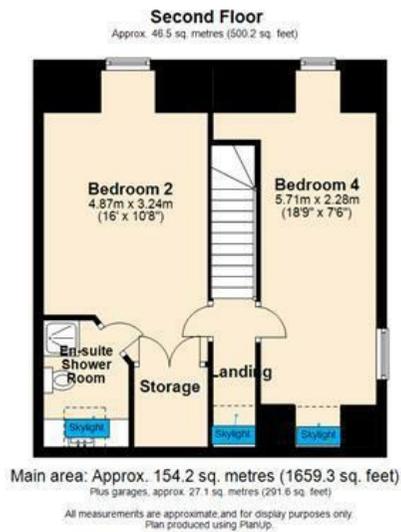
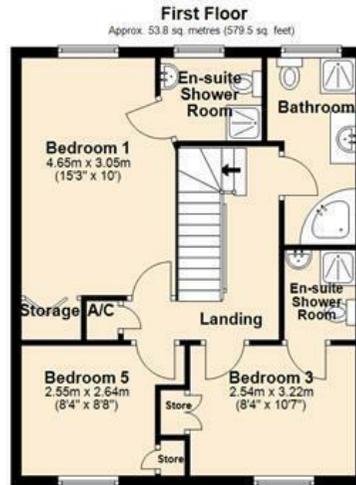
Freehold.

All mains connected.

EPC Rating "C"

Council Tax Band "F"





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<b>England &amp; Wales</b>	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.



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