

29, Llwyn Glas
Bridgend, CF31 5AH

Watts & Morgan



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£399,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented four-bedroom detached family home, situated in a quiet Cul-de-sac within the highly sought-after Broadlands development in Bridgend. Ideally located within walking distance of local schools, shops, and amenities, the property also offers excellent access to Bridgend Town Centre and convenient commuter links via Junction 36 of the M4.

The accommodation comprises an entrance hall, spacious living room, dining room, modern kitchen/diner, utility room, ground floor WC, and a versatile study. To the first floor, the main bedroom benefits from an en-suite shower room, alongside three further generously sized bedrooms and a modern family bathroom.

Externally, the property enjoys a private driveway providing off-road parking for multiple vehicles, together with a beautifully maintained enclosed rear south facing garden featuring patio and lawned areas.

Directions

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







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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a composite front door, the welcoming entrance hallway features laminate flooring and a carpeted staircase rising to the first floor.

The spacious living room is beautifully presented, offering laminate flooring, a central feature gas fireplace, and a front-facing uPVC window that allows an abundance of natural light to flood the room. Open plan to the dining room, this versatile space continues with laminate flooring and enjoys pleasant views over the rear garden, creating an ideal setting for both everyday living and entertaining.

The generously proportioned kitchen/diner is fitted with a contemporary range of wall and base units with complementary work surfaces. Integrated appliances include a dishwasher, with additional space provided for a freestanding fridge/freezer. Offering ample room for a breakfast table and chairs, the space is finished with practical tiled flooring. The room also benefits from a generous under-stairs cupboard providing useful additional storage. A rear-facing window overlooks the beautifully maintained garden and allows an abundance of natural light to fill the room.

Leading from the kitchen, the utility room is fitted with matching wall and base units with complementary work surfaces, together with space and plumbing for two appliances and features continuation of the tiled flooring. A side access door provides direct access to the garden.

A convenient ground floor WC is fitted with tiled flooring and a modern two-piece suite comprising a WC and wash hand basin, as well as a side facing window.

A versatile front-facing reception room, currently being utilised as a home office, features laminate flooring and benefits from both a large front-facing window and an additional side window, creating a bright and airy space. This flexible room could easily be adapted to suit a variety of needs, such as a playroom or a snug.

To the first floor, the carpeted landing gives access to four well-proportioned bedrooms, with en-suite shower room to the main bedroom, the family bathroom and a useful storage cupboard.

The main bedroom is a generous front-facing double room featuring carpeted flooring, three built-in wardrobes providing excellent storage, and a front-facing window. It also benefits from a private en-suite shower room, fitted with a modern three-piece suite comprising a shower cubicle, WC and wash hand basin, complemented by tiled flooring and a side facing window.

Bedroom Two is another spacious double bedroom, enjoying carpeted flooring, built-in wardrobes and a front-facing window.

Bedroom Three is a further double bedroom, complete with carpeted flooring and a rear-facing window overlooking the garden, as well as built in wardrobes.

Bedroom Four is positioned to the rear of the property and offers carpeted flooring together with a rear-facing window.

Completing the first floor is the family bathroom, which has been newly fitted with a modern three-piece suite comprising a bath with overhead shower, WC and wash hand basin. The room is finished with laminate flooring, partially tiled walls and a rear-facing window.

GARDEN AND GROUNDS

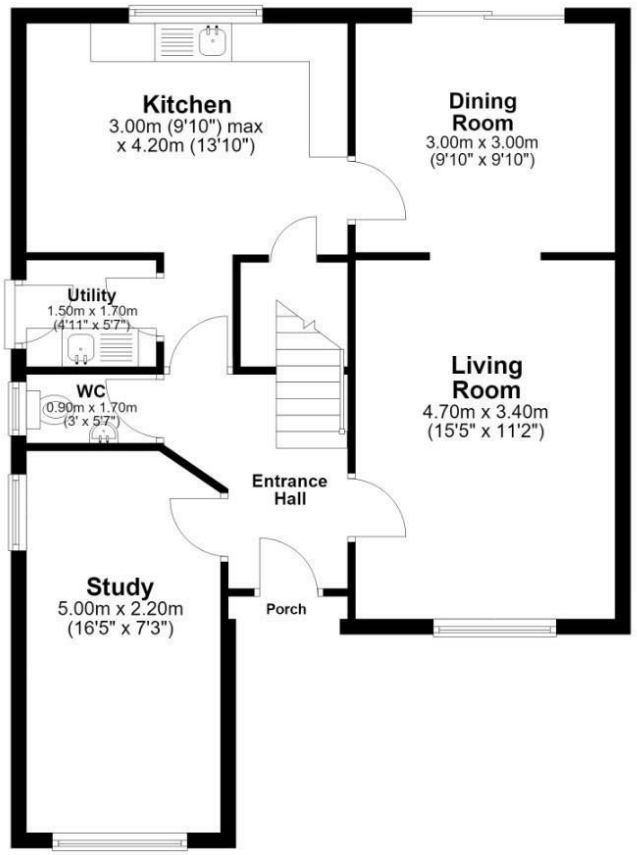
Approached off Llwyn Glas, Number 29 benefits from a private driveway to the front, providing off-road parking for multiple vehicles. To the rear, the property boasts a generous, enclosed south facing garden with a well-maintained lawn and a patio area, offering plenty of space for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "C". Council Tax band "E". New boiler in March 2026 (with Hive)

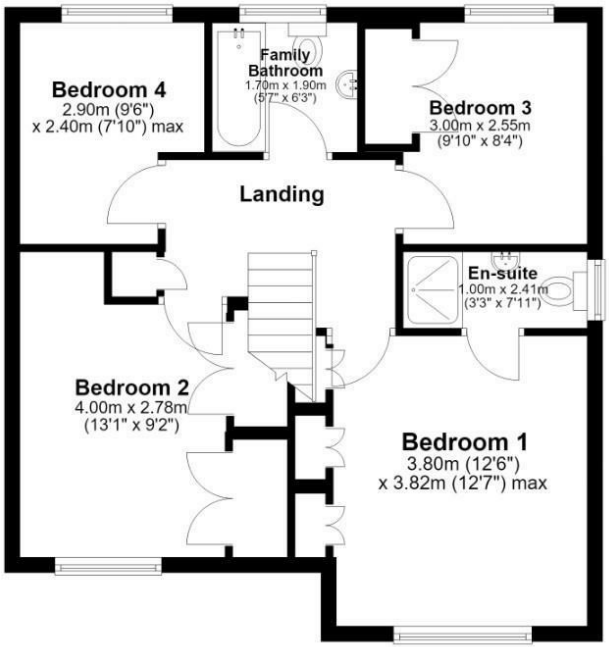
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



First Floor

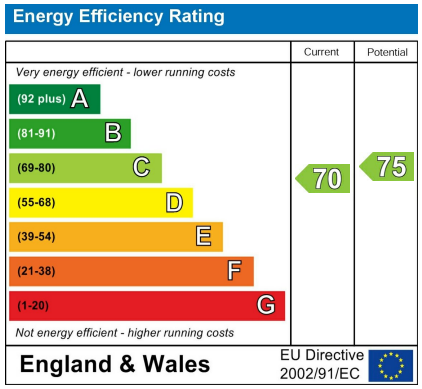
Approx. 55.0 sq. metres (592.1 sq. feet)

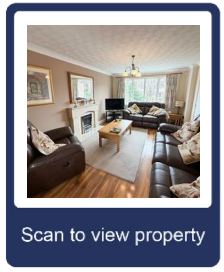


Total area: approx. 121.2 sq. metres (1304.4 sq. feet)









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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