



11, Blaen Y Ddol
Bridgend, CF31 5AD

Watts
& Morgan



11, Blaen Y Ddol

Bridgend CF31 5AD

£310,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This well-presented three-bedroom detached home is located in the popular Broadlands development, within easy walking distance of local shops, schools, and Newbridge Fields. Inside, you'll find an entrance hall, a bright living room, a downstairs WC, and an open-plan kitchen/dining area. Upstairs offers a main bedroom with an en-suite, two further bedrooms, and a family bathroom. Outside, the property benefits from a single garage, a private driveway with plenty of off-road parking, and a spacious landscaped rear garden.

Directions

* Bridgend town centre - 1.2 Miles * Cardiff - 22.0 Miles *
J36 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a part-glazed PVCu front door, the welcoming entrance hall features wood-effect laminate flooring. The ground floor cloakroom is fitted with a two-piece suite comprising a WC and wash hand basin, with ceramic tiled flooring and a window to the front. The spacious living room enjoys a front-facing window and wood-effect laminate flooring. To the rear, the impressive open-plan kitchen/dining room overlooks the garden, with patio doors opening onto the landscaped rear garden, creating an ideal space for family living and entertaining. The dining area offers ample space for a freestanding dining table and benefits from an understairs storage cupboard. The stylish shaker-style kitchen is fitted with a range of matching wall and base units complemented by wood-effect worktops. Integrated appliances include a fridge, freezer, dishwasher, four-ring induction hob with stainless steel extractor hood over, and an eye level oven and grill.

The first-floor landing features laminate flooring and access to the loft, with two useful built-in storage cupboards. The principal bedroom is positioned to the front of the property and benefits from laminate flooring, fitted wardrobes, and an en-suite shower room. The fully tiled en-suite is fitted with a three-piece suite comprising a shower enclosure, WC, and wash hand basin, with a side-facing window providing natural light. Bedroom two is a generous double room overlooking the rear garden, while bedroom three is situated to the front and benefits from fitted wardrobes and laminate flooring. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and glass screen, WC, and wash hand basin, complemented by tiled walls and a rear-facing window.

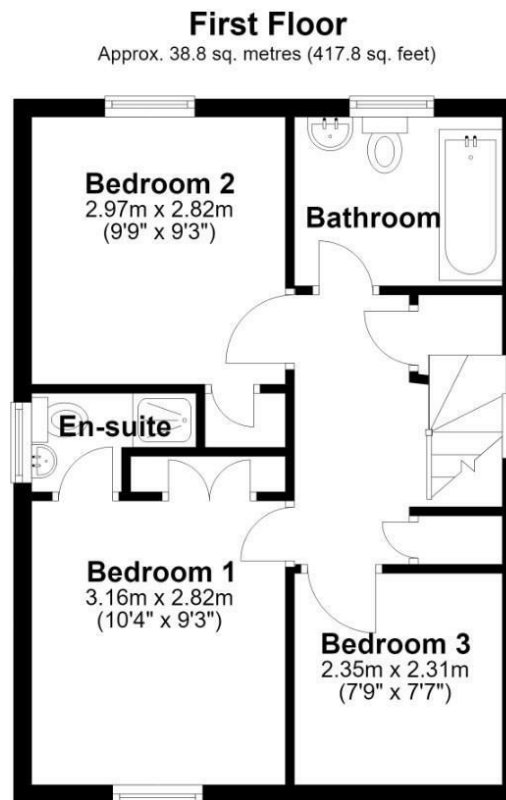
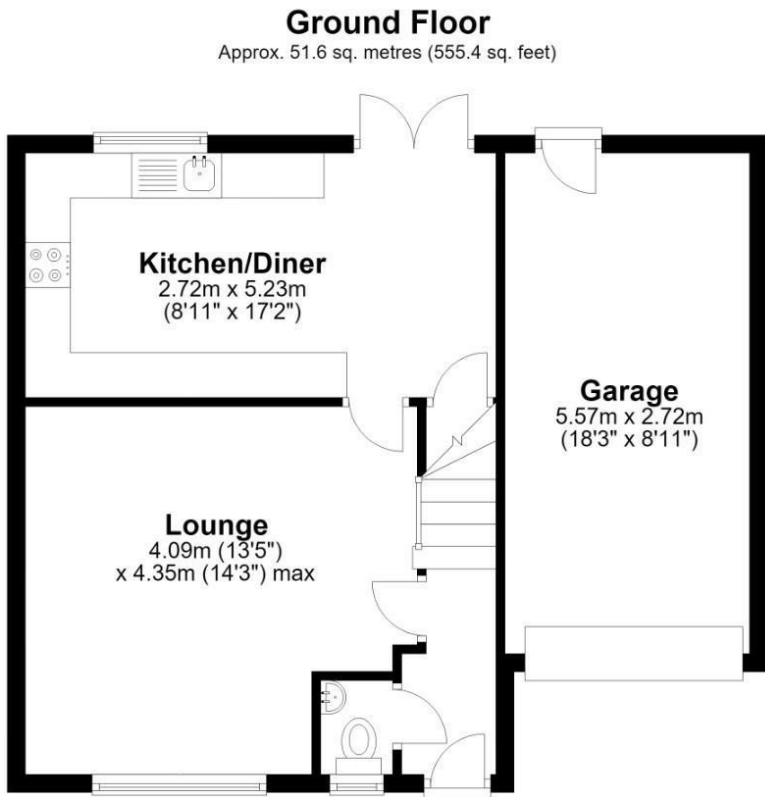
GARDENS AND GROUNDS

Approached from Blaen Y Ddol, No. 11 benefits from a private driveway providing off-road parking for two vehicles, together with a single garage featuring a manual up-and-over door, power supply, and a convenient pedestrian door to the rear garden. The beautifully landscaped rear garden offers an excellent space for relaxing and entertaining, with a generous patio ideal for outdoor dining. The remainder is laid to lawn and bordered by attractive stone chippings, creating a low-maintenance and well-presented outdoor space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council tax band "D"

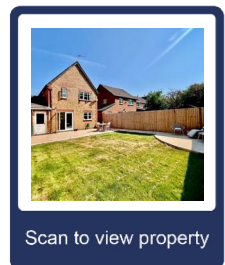




Total area: approx. 90.4 sq. metres (973.1 sq. feet)



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		
	70	84
England & Wales		
EU Directive 2002/91/EC		





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