



13, Bryn Melys
Bridgend, CF31 5DN

Watts
& Morgan

13 Bryn Melys

Broadlands, Bridgend CF31 5DN

£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Watts & Morgan are pleased to present to the market this modernised throughout detached 4 bedroom family home located in the popular Broadlands development in Bridgend. Situated within walking distance to reputable schools, shops, restaurants and local amenities. This spacious accommodation comprises; entrance hallway, lounge, open-plan kitchen/dining, sitting room, utility, office and WC. First floor landing, master bedroom with dressing area and en-suite shower room, 3 further double bedrooms and a modern 3-piece family bathroom. Externally enjoying a generous lawned rear garden with decked areas, private driveway with space for multiple vehicles and double garage and generous front lawn with colourful shrubs. EPC Rating; 'C'

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed uPVC front door into a spacious hallway with oak effect flooring and carpeted staircase leading up to the first floor landing. Off the hallway leads into the office which is a versatile reception room ideal for office furniture with uPVC window to the front elevation. The ground-floor WC has been fitted with a 2-piece suite comprising; low level WC and sink set within vanity unit. Further benefits from spotlights and karndeian flooring. The main living room is a generous size reception room featuring continuation of the oak flooring, bay-fronted uPVC windows to the front elevation, central log burner set of a slate hearth with an oak mantle. To the rear of the property is the heart of the home spanning the length of the property, the open plan kitchen / dining / sitting room with two sets of French doors opening out on the rear garden and plenty of space for free standing furniture. The kitchen has been comprehensively fitted with a range of traditional wall and base units and solid granite work surfaces. Integral appliances to remain; 'Hotpoint' dishwasher, separate fridge and freezer. Also featuring recessed spotlighting. The kitchen leads into the utility which features continuation of the karndeian flooring, obscured uPVC door leading out to the side elevation, plumbing has been provided for multiple appliances and also houses the 'ideal' gas boiler fitted in 2022.

FIRST FLOOR

The first floor landing features carpeted flooring and provides access to the loft hatch with pull-down ladder and light. The loft space has been fully boarded to create plenty of storage. The main bedroom is a generously sized bedroom featuring carpeted flooring, uPVC windows to the front elevation and two double fitted wardrobes and a dressing area leading into the en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising; WC, sink set within vanity unit and a separate walk-in shower cubicle. Further features 2 uPVC windows to the side and rear elevations, spotlights and tiled flooring. Bedroom Two is a further spacious double bedroom featuring laminate flooring, uPVC windows to the front elevation and a double internal fitted wardrobe. Bedroom Three is another double bedroom featuring laminate flooring, uPVC windows to the rear elevation and a single internal fitted wardrobe. Bedroom Four is a comfortable double bedroom featuring laminate flooring, double internal fitted wardrobes and uPVC windows to the rear elevation. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath wit over-head shower, low level WC and sink set within vanity unit. Also featuring fully tiled walls, tiled flooring with under floor heating and spot lighting.

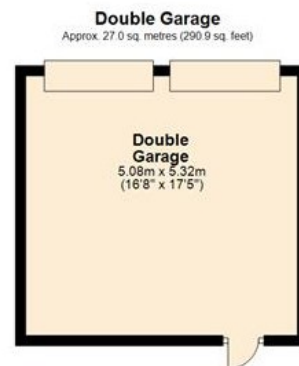
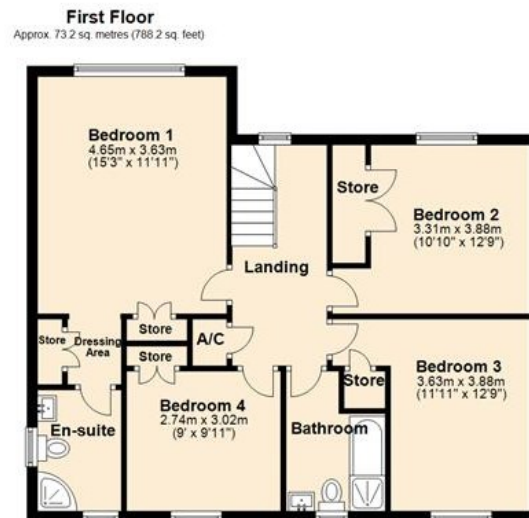
GARDENS AND GROUNDS

No.13 is accessed off Bryn Melys into a private cul-de-sac featuring private driveway with space for multiple vehicles leading to the double garage with full power supply and manual up and over doors. To the front of the property lies a large enclosed lawned garden featuring a range of colourful mature shrubs and flowers. To the rear of the property lies a larger than average enclosed garden predominantly laid to lawn with a decked area ideal for outdoor furniture. The garden further benefits from a private outlook with no properties overlooking at the rear and bespoke fitted outdoor wall lights on both the property and garage.

SERVICES AND TENURE

All mains services connected. Freehold.





Total area: approx. 176.6 sq. metres (1900.6 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

13 Bryn Melys, Broadlands, Bridgend

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

