



12, Llys Pentre  
Bridgend, CF31 5DY

Watts  
& Morgan







# 12, Llys Pentre

Broadlands, Bridgend CF31 5DY

**£185,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

This two-bedroom end of terrace property would prove the ideal first time purchase being sold with no onward chain. Located on the popular Broadlands development the property boasts from being within walking distance to local amenities along with the M4 Motorway and Bridgend Town Centre being close by. The Property comprises a generous living room, fitted kitchen and a good size conservatory. To the first floor are two bedrooms with built in wardrobes to the master and family bathroom with shower over bath. Externally there is an enclosed low maintenance tiered rear garden with storage shed and allocated parking to the front. Chain free.

## Directions

\* Bridgend Town Centre - 2.2 Miles \* Cardiff City Centre - 26.0 Miles \* J36 of the M4 -3.4 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the main living room with laminate flooring, windows to the front and a door leading to the kitchen/breakfast room. There is a carpeted staircase leading to the first floor and ample space for lounge furniture.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, tiled flooring, window overlooking the conservatory and a PVC door opening into the conservatory. There is ample space for a freestanding breakfast table. Integrated appliances include 4-ring gas hob with oven, grill and extractor hood over and a stainless steel sink with drainer. Space is provided for a freestanding fridge freezer and washing machine. The conservatory is a great addition offering further living space with laminate flooring, windows overlooking the rear garden and double doors opening out to the rear garden.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with carpeted flooring, fitted wardrobes and window to the front.

Bedroom two is a great size second bedroom with a built-in storage cupboard, carpeted flooring and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, partly tiled walls and a window to the side.

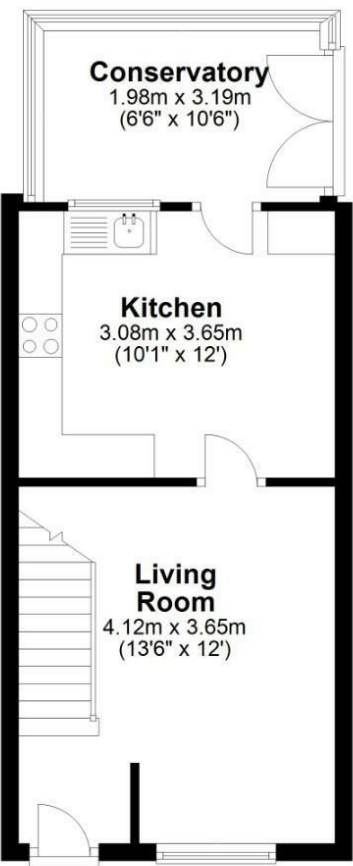
### GARDENS AND GROUNDS

Approached off Llys Pentre No.12 benefits from a private driveway to the side with off-road parking for two vehicles, there is a timber framed storage shed and gate providing access to the rear garden. To the rear is a fully enclosed tiered garden with a lower area laid with slate chippings, steps lead up to a further raised decked and patio areas perfect for outdoor furniture.

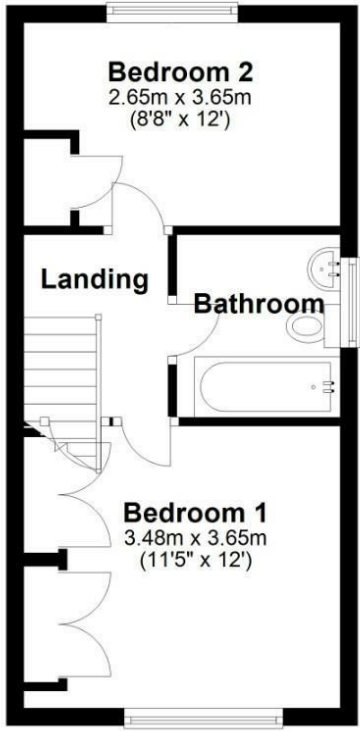
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C".

**Ground Floor**  
Approx. 33.3 sq. metres (358.3 sq. feet)




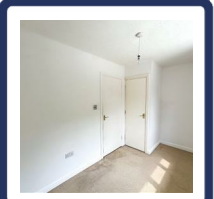
**First Floor**  
Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 59.9 sq. metres (645.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
England & Wales		EU Directive 2002/91/EC 



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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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