



18, Pant Poeth
Bridgend, CF31 5BD

Watts
& Morgan



18, Pant Poeth

Broadlands, Bridgend CF31 5BD

£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A modernised four bedroom detached family home situated at the end of a quiet cul-de-sac on the highly sought-after Broadlands development which offers close proximity to local shops, amenities, Newbridge Playing Fields, Merthyr Mawr and Bridgend town centre. This property benefits highly from owned solar panels and a recently renovated open plan kitchen / dining room to the rear. The accommodation comprises of entrance hall, lounge, study, WC, kitchen/dining room, utility. First floor landing, main double bedroom with double built-in wardrobes and en-suite shower room, three further good size bedrooms and a 4-piece bathroom. Externally enjoying a double pitched roof garage with electric doors, driveway parking for multiple vehicles, front garden and rear low maintenance garden. EPC Rating "B"

Directions

• Bridgend Town Centre 2.5 miles • Cardiff City Centre 21.5 miles • M4 (J36) 4.2 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is entered via a uPVC front door into an entrance hallway offering laminate flooring and staircase rising to the first floor. The downstairs cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin within vanity unit. The main living room is a generous sized family room offering laminate flooring, two sets of windows overlooking the front and double doors leading into the open plan kitchen / dining room. The living room benefits from a fitted 'Contura' wood burner set on a slate hearth.

The study is a further reception room with laminate flooring and window to the front elevation. The study / sitting room is a versatile space with laminate flooring and a window to the front. The rear is the recently renovated open plan kitchen / dining room. The kitchen has been comprehensively fitted with a matching range of high gloss wall and base units with oak worksurfaces over. The kitchen benefits from all integral appliances to remain including; fridge, freezer, 4-ring gas hob, oven/ grill, stainless steel extractor fan, dishwasher. The kitchen / dining room offers recessed spot lighting, tiled flooring, two sets of windows overlooking the rear and French doors opening out onto the rear decking. An archway leads into a utility area with integral washing machine, stainless steel sink and composite door leading out to the side of the property.

FIRST FLOOR

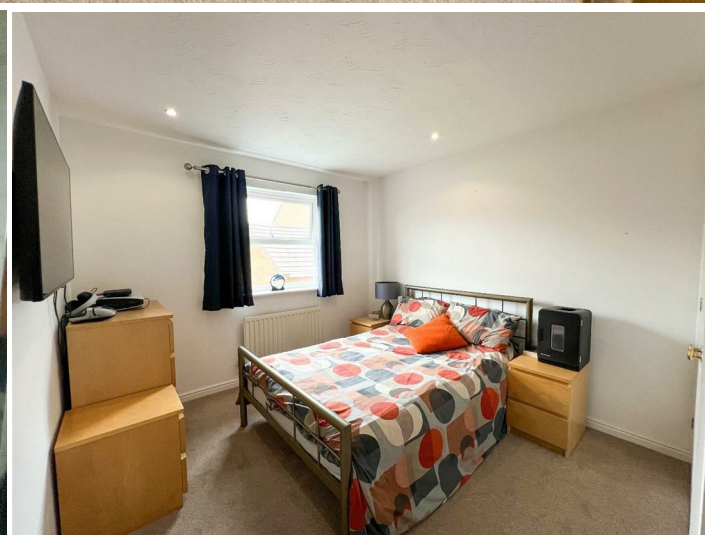
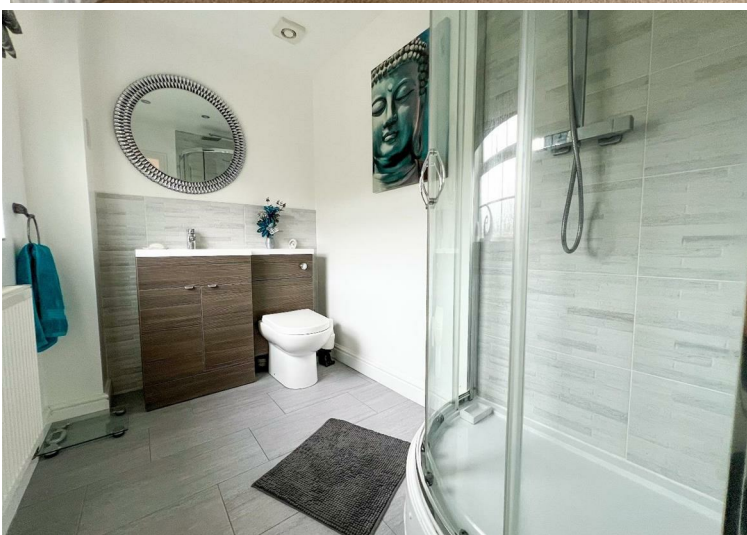
The first floor landing offers carpeted flooring, built in airing cupboard housing the hot water tank, and access to the loft hatch with loft ladder attached. The main bedroom is a generous sized room benefiting from two sets of double built-in wardrobes, a further built-in storage cupboard and three windows overlooking the front. The en-suite shower room has been fitted with a 3-piece suite comprising corner shower cubicle, low level WC and wash hand basin. Further benefiting from ceramic tiled flooring, part tiled walls and a window to the front. The second double bedroom offers built-in wardrobes and windows to the rear. Bedroom 3 and 4 are both good sized rooms with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, separate shower cubicle, wash-hand basin and low level WC. Also features spotlighting, tiled flooring, partially tiled walls and window to the side elevation.

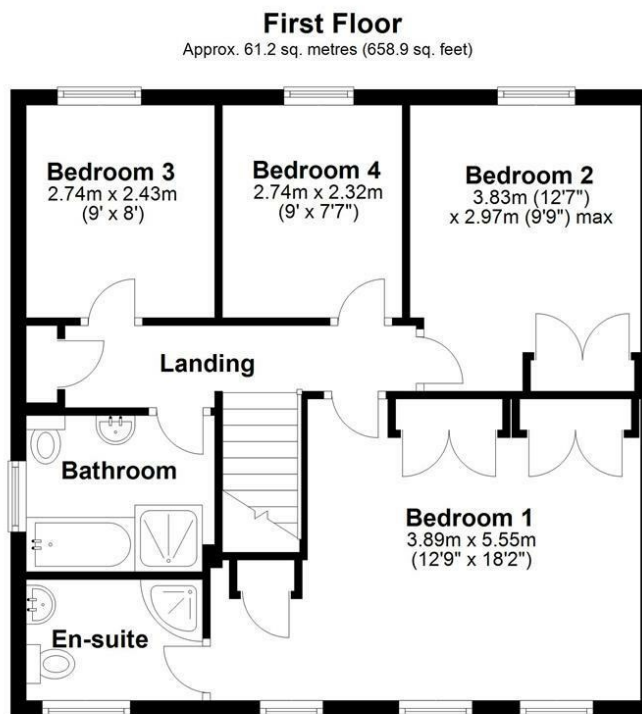
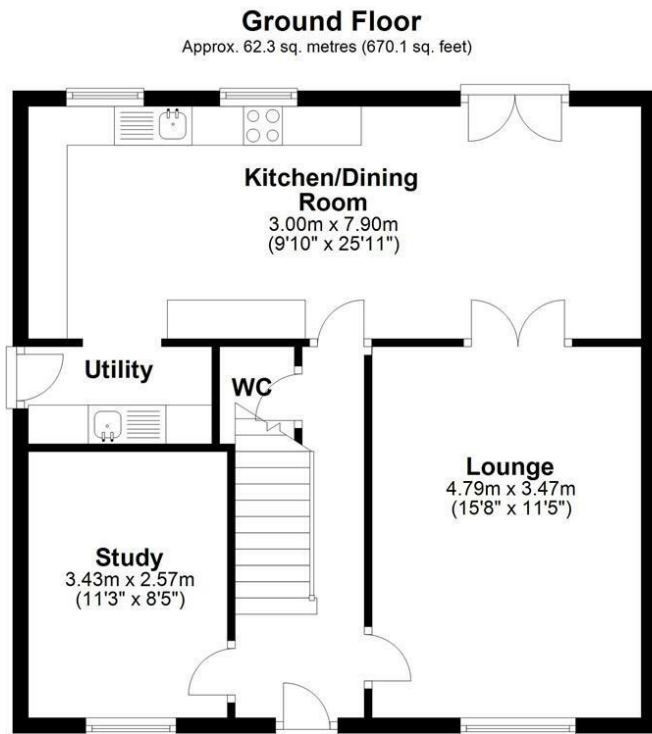
GARDENS AND GROUNDS

No 18 is approached off a quiet cul-de-sac which is laid with interlocking brick. The side of the property is a private driveway providing off-road parking for multiple vehicles leading to the double detached garage. The double garage benefits from a pitched roof offering plenty of loft storage and has full power supply and is fitted with electric doors. To the front of the property is a lawned garden with a range of mature shrubs. To the rear of the property is an enclosed low maintenance garden offering a large decked area whilst the remainder is laid to lawn. A further section to the back is laid with stone chippings. A side door provides access into the double garage and a courtesy gate providing access out onto the driveway. The property benefits from fully owned 16 panel/4KW photovoltaic solar panels installed on the rear aspect of the roof not visible from the front.

SERVICES AND TENURE

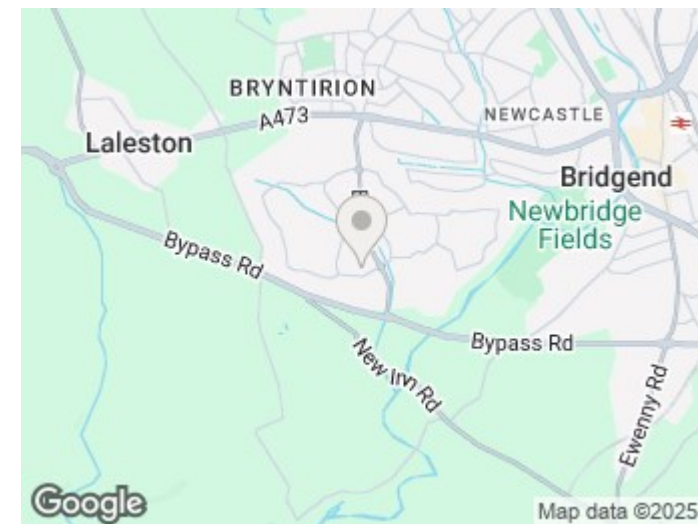
All mains services connected. Freehold. EPC Rating "B" Council Tax band "E"
Solar panels to remain.



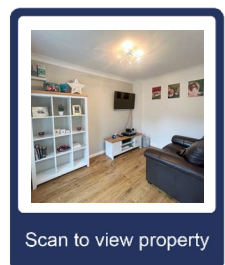


Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		90
(81-91) B	83	
(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



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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