



30, Vale Park  
Bridgend, CF31 5EA

Watts  
& Morgan







# 30, Vale Park

Broadlands, Bridgend CF31 5EA

**Guide Price £350,000 - £370,000**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

**\*\*GUIDE PRICE £350,000 - £370,000\*\***

A modernised and well proportioned 4 bedroom detached property situated in the popular Broadlands development. This ideal family home has been modernised to a high standard by the current owners. Located just a short walk from the shopping precinct, local schools, Bridgend Town Centre and Newbridge Fields. Close proximity to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, WC, open-plan kitchen/dining/living room and a versatile sitting room. First floor; main bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms with built-in wardrobes and a contemporary family bathroom. Externally offering off-road parking for 2/3 vehicles and a well maintained south-facing rear garden.

## Directions

\* Bridgend Town Centre - 2.1 Miles \* Cardiff City Centre - 23.1 Miles \* J36 of the M4 - 3.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with porcelain tiled flooring and a carpeted staircase up to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin within unit. With tiling to the floor, tiled splash-backs and a window to the front. The living room is a great sized family room with laminate flooring, windows overlooking the front and a bespoke media wall with recess for television and live flame gas fire and built in storage and shelving. To the rear of the property is the wonderful open-plan kitchen/dining/living room. This contemporary room offers continuation of tiled flooring, two sets of French doors opening out onto the south-facing garden and recessed spotlighting. There is ample space for dining and lounge furniture and a large built-in understairs storage cupboard. The kitchen has been fitted with a range of high gloss wall and base units with complementary 'Quartz' work surfaces over with a breakfast bar area with space for high stools. Integrated appliances to remain include; 5-ring induction hob with extractor hood over, eye-level oven, grill and microwave, fridge/freezer and washer / tumble dryer. There is a stainless steel sink with drainer with an instant hot water tap. The sitting room is a versatile second reception room ideal for a playroom/home office. Plumbing is provided for a utility area with laminate flooring and windows to the front.

The first floor landing offers carpeted flooring, a built-in airing cupboard, access to the loft hatch and a window to the front. The loft hatch is boarded with a pull-down ladder attached.

Bedroom one is a great sized principal bedroom with carpeted flooring, built-in wardrobes and a window to the front leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a corner shower enclosure, WC and a wash hand basin within unit. With tiling to the walls, tiled flooring, chrome towel rail, spotlighting, extractor fan and a window to the side. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes and a window to the rear. The third double bedroom benefits from carpeted flooring, built-in wardrobes and windows to the front.

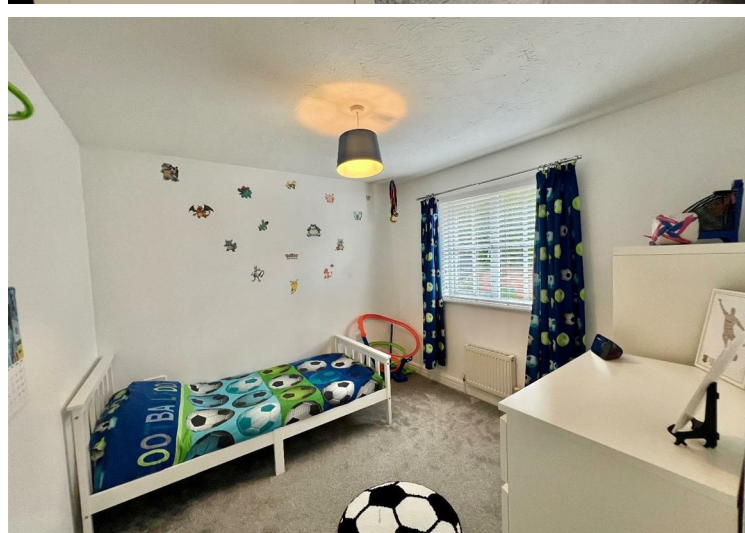
The fourth double bedroom benefits from carpeted flooring, built-in wardrobes and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a bathtub with overhead rainfall shower, glass screen, WC with hidden cistern and a wash hand basin within unit. With tiling to the walls, tiled flooring, chrome towel rail, extractor fan, spotlighting and a window to the rear.

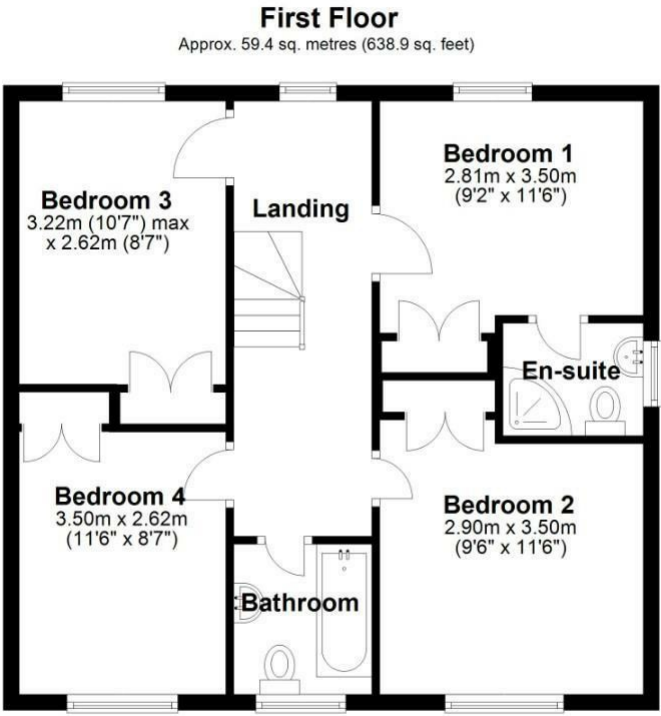
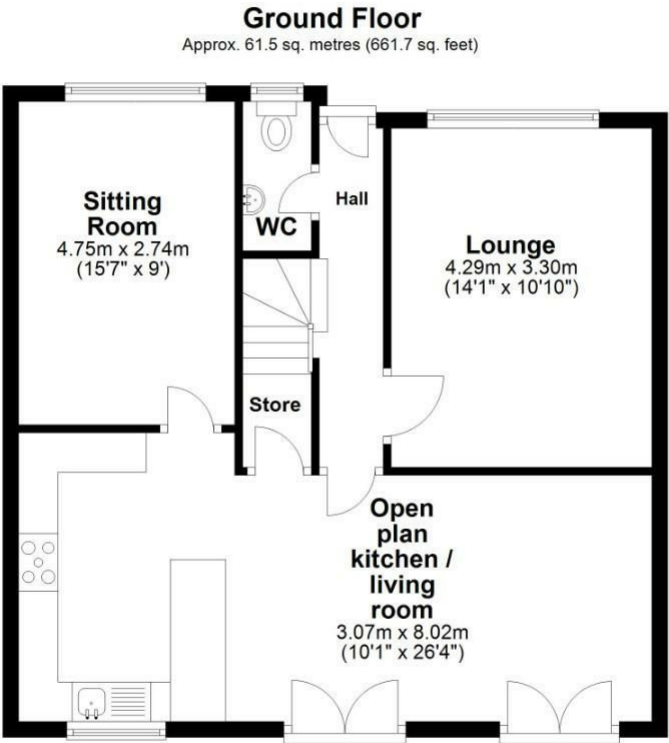
### GARDENS AND GROUNDS

Approached off Vale Park, no. 30 shared a private driveway between 3 properties with off-road parking for 2/3 vehicles. A timber gate provides side access around to the rear of the property. The rear garden is fully enclosed with brick wall boundaries. The south-facing garden has a lower patio area whilst the remainder has been landscaped with a section laid with lawn, a further section laid with stone chippings and a patio area ideal for outdoor furniture. The garden benefits from a private aspect with tall trees.

### ADDITIONAL INFORMATION

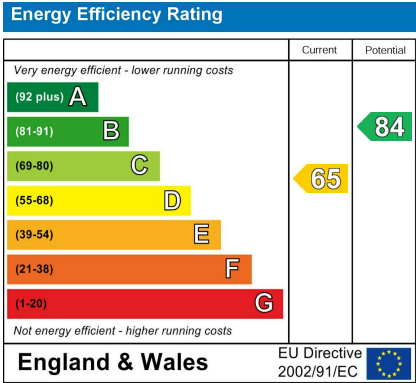
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'.





Total area: approx. 120.8 sq. metres (1300.7 sq. feet)

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



Scan to view property

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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