



3, Tai Arfryn
Bridgend, CF31 5AN

Watts
& Morgan



3, Tai Arfryn

Broadlands, Bridgend CF31 5AN

£400,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A 4 double bedroom detached property situated in a private position on the Broadlands development. Located within walking distance of the shopping precinct, local shops and amenities. Offering great access to Newbridge Fields, Bridgend Town Centre and Junction 36 of the M4. This spacious accommodation comprises; entrance hall, lounge, conservatory, dining room, kitchen/breakfast room, utility and WC. First floor; bedroom one with a modern en-suite shower room, 3 further double bedrooms and a modern family bathroom. Externally offering a driveway with off road parking for numerous vehicles, EV charging point, detached double garage and a south facing landscaped rear garden.

Directions

* Bridgend town centre - 2.0 Miles * Cardiff city centre - 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 through a front door into the entrance hallway with laminate flooring and a carpeted staircase leads up to the first floor. There is an understairs storage cupboard and all doors lead off. The main living room is a spacious reception room with windows over-looking the front with fitted shutters, carpeted flooring, a central feature electric fireplace with hearth and surround and double doors lead into the conservatory. The conservatory is a great addition with windows over-looking the garden and double doors opening out to the rear garden. The dining room is a versatile second reception room with laminate flooring and windows to the front with fitted shutters. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with laminate flooring.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a central island with space for high stools. The kitchen benefits from laminate flooring, tiled splashbacks and a window over-looking the rear garden. Integrated appliances include 5-ring gas hob with extractor hood over, oven and grill. Space is provided for a freestanding fridge/freezer and a dish washer. The kitchen leads into the utility room. The utility is fitted with base units with work surfaces over and space for a washing machine. There is a partly glazed door opening out to the rear garden and the utility houses the 2-year gas combi boiler.

The first-floor landing offers carpeted flooring and access to the loft hatch with a pull-down ladder attached. There is a built-in storage cupboard and all doors lead off. Bedroom One is a spacious double bedroom with carpeted flooring, windows over-looking the front with fitted shutters and built-in storage cupboard and leads into a modern en-suite shower room. The en-suite has been recently updated with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin with work surfaces and storage unit. With tiling to the walls, vinyl flooring, LED mirror and a window to the front. Bedroom Two is a generous second double bedroom with carpeted flooring and windows to the front with fitted shutters. Bedroom Three is a third double bedroom with carpeted flooring and windows to the rear. The fourth double bedroom benefits from carpeted flooring, alcove for windows and windows to the rear.

The family bathroom has been recently fitted with a modern 3-piece suite comprising of a WC with a hidden cistern and a wash hand basin; both set within vanity unit. With vinyl flooring, double walk-in shower with glass screen, tiling to the walls and a window to the rear.

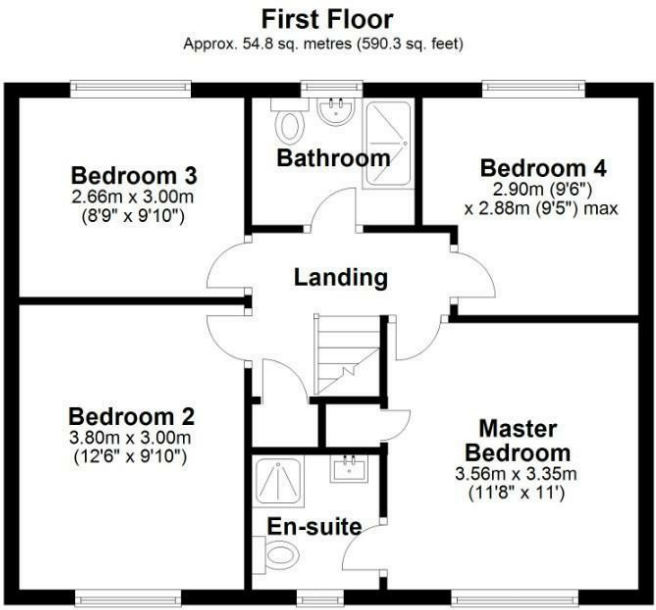
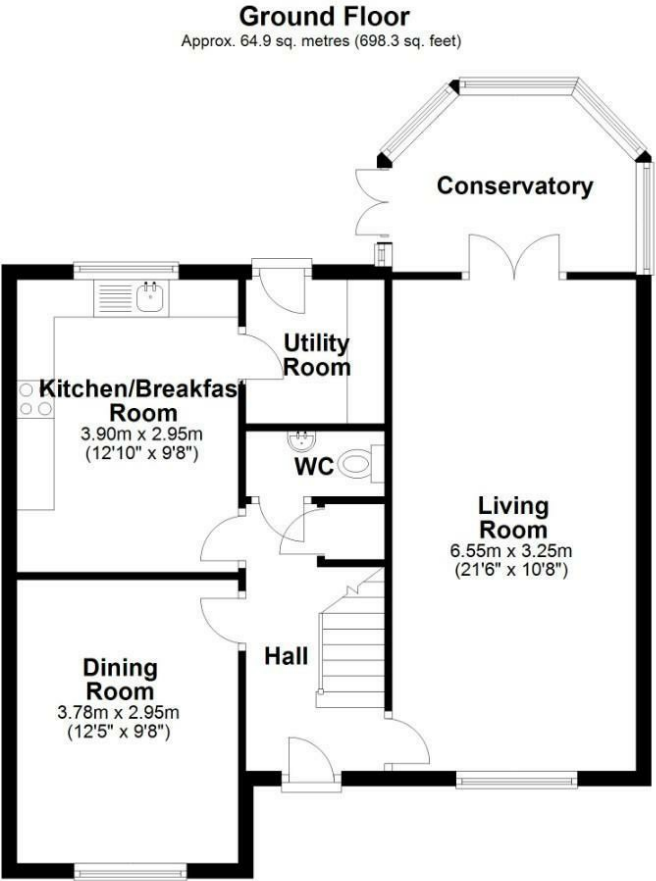
GARDENS AND GROUNDS

Approached off Tai Arfryn, no. 3 benefits from a private corner position. A shared driveway leads down to off-road parking for numerous vehicles in front of the double detached garage. The garage has manual up and over doors and power supply. The front garden is laid for artificial turf and stone chippings and there is access around to the rear. There is an electric vehicle charging point in the front porch. To the rear is a fully enclosed south facing garden with a spacious patio area and pergola perfect for outdoor furniture. The remainder is laid with artificial grass with raised planting borders with a range of mature shrubs and flowers.

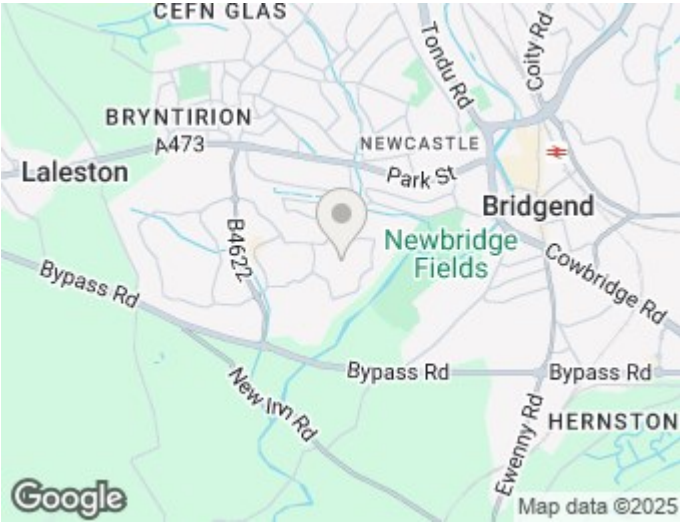
ADDITIONAL INFORMATON

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





Total area: approx. 119.7 sq. metres (1288.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(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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