



34, Rhodfa Mes  
Bridgend, CF31 5BF

Watts  
& Morgan



# 34, Rhodfa Mes

Bridgend CF31 5BF

**£450,000 Freehold**

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

An executive four double bedroom detached property situated in a sought after location on the Broadlands Development. The property has been recently modernised to a high standard by the current owners. Located within walking distance of local shops, schools, amenities, Bridgend Town Centre and Newbridge Fields. The spacious accommodation comprises of entrance hall, lounge, study, WC, open plan kitchen/dining/sitting room and utility. First floor landing, bedroom one with modern ensuite shower room, three further double bedrooms with fitted wardrobes and a family bathroom. Externally offering off-road parking for numerous vehicles, double garage and a rear garden.

## Directions

\* Bridgend town centre - 2.0 Miles \* Cardiff - 22.0 Miles \*  
J36 of the M4 -4.0 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the spacious hallway with solid wood flooring, carpeted staircase leads to the first floor and all doors lead off. There is a generous built-in storage cupboard. To the front of the property is the study with continuation of solid wood flooring and a bay window overlooking the front. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and partial tiling to the walls.

The living room is a spacious family room with solid wood flooring, central feature electric fireplace with hearth and surround and a bay window overlooking the front. To the rear is the open plan kitchen/dining/sitting room. The kitchen has been recently fitted with a contemporary range of two-tone wall and base units with complementary quartz work surfaces with coordinating splashbacks, vinyl tiled flooring throughout and windows and patio doors to the rear. There is ample space for both dining furniture and lounge furniture. The kitchen benefits from recessed spotlighting and all integrated appliances remain including 'Lamona' 5-ring gas hob, 'Neff' double oven, '60/40 Lamona' fridge freezer and a 'Lamona' dishwasher and a matte black sink with drainer. The utility has been fitted with wall and base units with laminate work surfaces over and a stainless steel sink with drainer. The utility houses the gas boiler and has space and plumbing provided for two appliances. A door leads out to the side.

The first floor landing offers a carpeted flooring, built-in airing cupboard and access to the loft hatch. The loft has been partially boarded with pull-down ladder and light. Bedroom one is a superb sized main bedroom with two sets of built-in wardrobes, carpeted flooring and windows overlooking the front. Leading into a modern ensuite recently fitted with a 3-piece suite comprising of a double shower enclosure, wash-hand basin and WC set within vanity unit with tiling to the walls, vinyl flooring, LED Bluetooth mirror and a ladder radiator. The ensuite further benefits from recessed spotlighting and window to the side. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes and window to the front. Bedroom three is a spacious double room with carpeted flooring, built-in storage cupboard and window to the rear. The fourth bedroom benefits from carpeted flooring, built-in wardrobes and window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with an overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the rear.

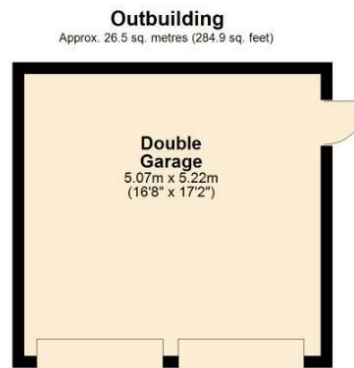
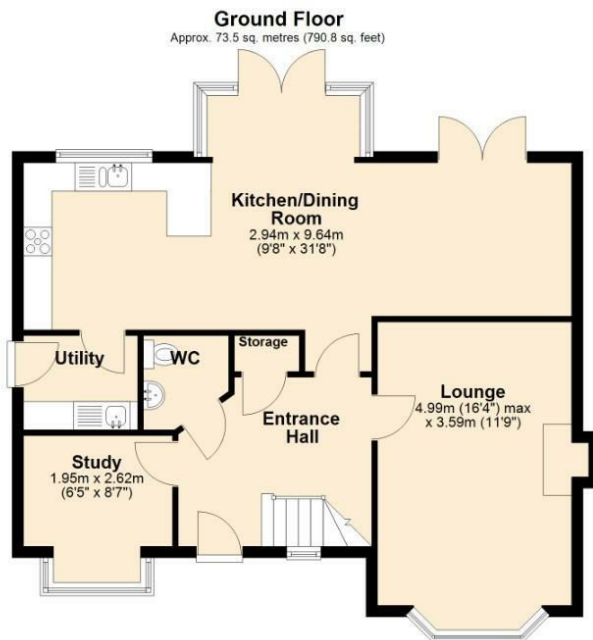
### GARDENS AND GROUNDS

Approached off Rhodfa Mes No.34 benefits from a private position with a shared driveway between one other property. There is off-road parking for numerous vehicles in front of the double garage with manual up and over doors, power supply and a door leading into the garden. To the rear of the property is a fully enclosed garden with a spacious paved area perfect for outdoor furniture. The remainder consists of an array of shrubs and flowers, a timber gate provides access around to the front of the property.

### ADDITIONAL INFORMATION

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

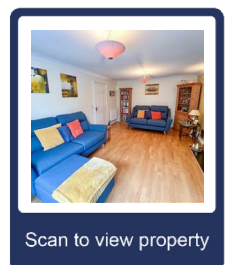




Total area: approx. 171.3 sq. metres (1844.4 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
|                                             | 71      | 82                      |
| 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.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
& Morgan**