



21, Lowland Close
Bridgend, CF31 5BU

Watts
& Morgan

21 Lowland Close

Broadlands, Bridgend CF31 5BU

£499,950 Freehold

6 Bedrooms | 4 Bathrooms | 2 Reception Rooms

We are pleased to offer this versatile 6 bedroom detached executive style property situated in a sought after cul-de-sac within Broadlands. Conveniently located within walking distance of local shops, amenities and Newbridge Fields. Close proximity to Bridgend Town Centre and Junction 36 of the M4. The spacious accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room and WC. First floor, 2 double bedrooms with en-suite bathrooms, further bedroom and a family bathroom. Second floor, double bedroom with en-suite shower room and 2 further bedrooms. Alternatively, the accommodation could be perfect for families looking to combine their properties into one household as the generous top floor could easily provide self sufficient, apartment style living whilst retaining a substantial size house below. Externally, the property enjoys a rear landscaped private garden, double garage with workshop space and private driveway allowing off road parki

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a composite door leading to a spacious hallway with wood block flooring and a carpeted staircase leading up to the first floor. The ground floor WC has been fitted with a 2-piece white suite comprising of a low level WC and a wall-mounted wash hand basin with window to the front. The main lounge is a spacious reception room with carpeted flooring, a central feature wood burner set on a stone hearth and surround with uPVC patio doors and a window opening out onto the rear garden. The dining room is a further reception room offering carpeted flooring and windows to the rear and side elevations. The kitchen/breakfast room has been comprehensively fitted with a range of oak style wall and base units and complementary laminate work surfaces. Featuring partially tiled walls, tiled flooring, recessed spot lighting and windows to the side and rear. Space provided for a freestanding American style fridge/freezer and breakfast table. Integral appliances to remain include; dishwasher, washing machine, double oven, grill and 5-ring gas hob with stainless steel extractor fan.

FIRST FLOOR

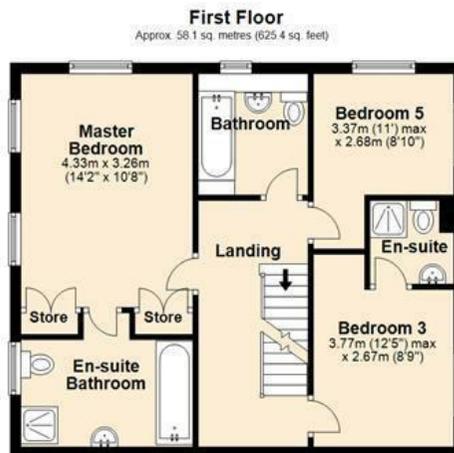
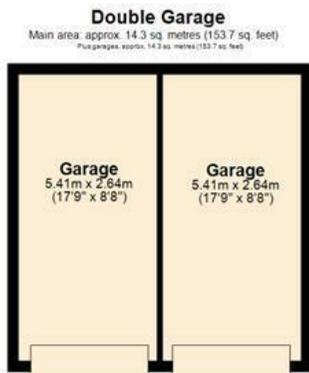
The first floor landing offers carpeted flooring. The master bedroom is a spacious double bedroom with carpeted flooring, two sets of windows to the front and one to the side. Two built-in wardrobes leading into an en-suite bathroom. The en-suite has been fitted with a 4-piece suite comprising of a panelled bath, separate double walk-in shower cubicle, low level WC and wash hand basin and window to the rear. The en-suite offers tiled flooring and partially tiled walls and a window to the front. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with a freehand overhead shower, WC and wash hand basin. Further features vinyl flooring and windows to the side. Bedroom Three is another double bedroom with carpeted flooring and windows to the side and built-in wardrobes. The en-suite has been fitted with a walk-in shower cubicle, WC and wash hand basin. Bedroom Five is a comfortable single bedroom with carpeted flooring and windows to the rear. A carpeted staircase leads up to the second floor.

SECOND FLOOR

The second floor landing offers access to the partially boarded loft hatch and a built-in airing cupboard. Bedroom Four is a generous size double bedroom with three sets of windows overlooking the front. The versatile room lends itself to be an additional reception room or ideal as a playroom. Other features of the room include carpeted flooring and ample space for freestanding furniture.

Bedroom Two is another good size double bedroom with carpeted flooring, two sets of windows to the side and built-in wardrobes leading into an en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, WC and wash hand basin. Bedroom Six is a comfortable single bedroom with carpeted flooring and windows to the side.





Main area: Approx. 189.2 sq. metres (2036.7 sq. feet)
Plus garages: approx. 14.3 sq. metres (153.7 sq. feet)

All measurements are approximate and for display purposes only
Plan produced using PlanUp.

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.

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



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