



18, Bryn Melys
Bridgend, CF31 5DN

Watts
& Morgan



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Bridgend CF31 5DN

£335,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market a well proportioned four bedroom detached property on a superb plot with a generous enclosed garden. Being sold with no onward chain. Situated in a popular location on Broadlands development within walking distance of local shops, amenities, schools and offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, utility and WC. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, two further double bedrooms with built-in storage, one single room and a family bathroom. Externally the property benefits from a private driveway, single garage and a large well maintained garden. EPC Rating "C". Chain free.

Directions

* Bridgend - 2.2 Miles * Cardiff - 22.0 Miles * J36 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC door leading into the entrance hallway with laminate flooring, large built-in understairs storage cupboard and staircase to the first floor. Downstairs cloakroom is fitted with a 2-piece suite comprising of a WC and a wash-hand basin with laminate flooring, tiling to the walls and window to the front.

To the front of the property is the dining room it's a versatile second reception room with laminate flooring and windows to the front.

The living room is a great size reception room with laminate flooring and double doors opening out into an extended conservatory with tiled flooring and patio doors opening out onto a rear patio area.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over with vinyl flooring, tiled splashbacks, window overlooking the rear garden and a partly glazed door leading out to the rear garden. Appliances to remain include 4-ring gas hob, oven, grill and extractor fan, sink with drainer and a integrated fridge freezer. Door leads into the utility area with work surfaces, sink with drainer and space and plumbing is provided for two appliances. The utility has vinyl flooring and a window to the side.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard.

Bedroom one is a great sized main bedroom with built-in wardrobes, laminate flooring and windows overlooking the rear. Leads into an ensuite shower room which has been fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash-hand basin with vinyl flooring, tiling to the walls and window to the side.

Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and window to the front.

Bedroom three is a third double bedroom with carpeted flooring, built-in storage and window to the front.

The fourth bedroom is a comfortable single room with laminate flooring and window to the rear and access to the loft hatch.

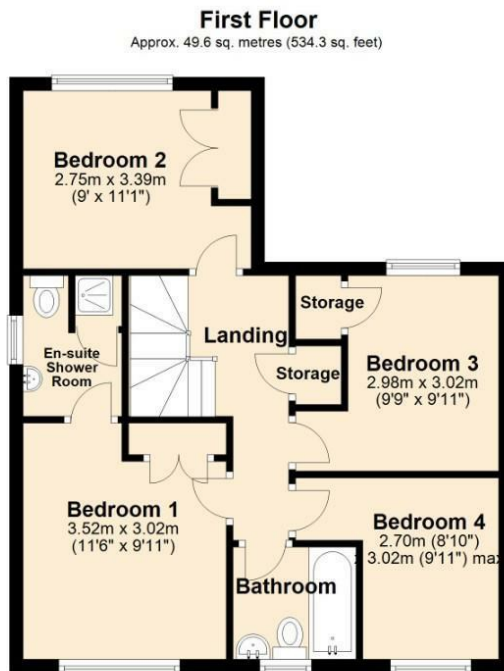
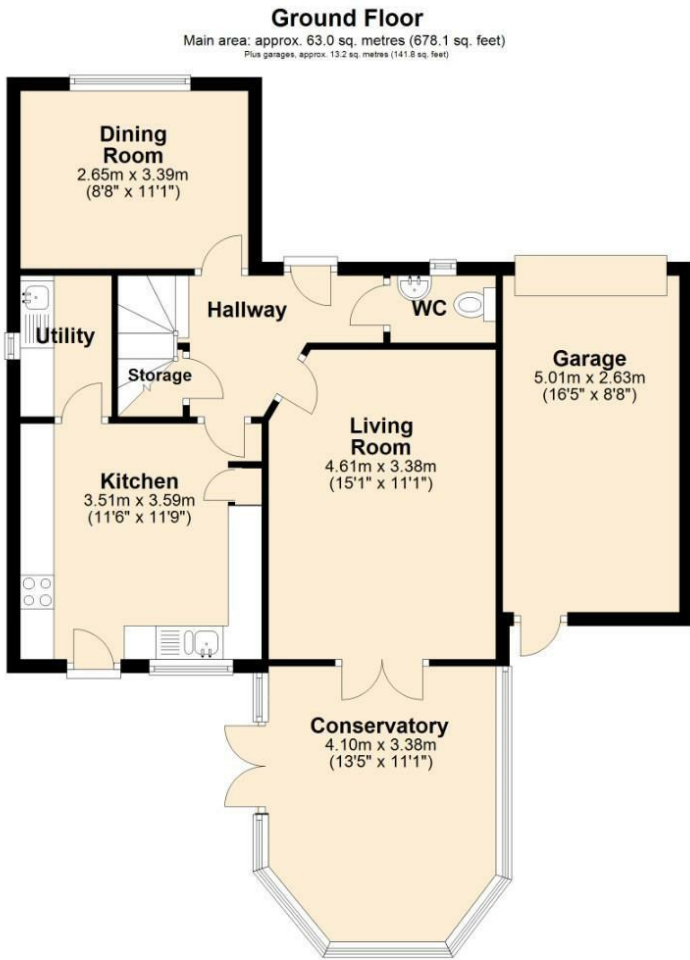
The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, partly tiled walls and window to the rear.

GARDENS AND GROUNDS

Approached off Bryn Melys No.18 benefits from a double driveway to the front with off-road parking for two vehicles leading to the single garage with power supply and manual door. To the rear of the property is an enclosed patio area perfect for outdoor furniture with a range of mature shrubs and flowers. To the side of the property is a generous garden laid to lawn all enclosed via tall shrubs and plants with bespoke built timber framed pergola. There is a courtesy gate providing access out to the front of the property and a pedestrian door into the rear of the garage.

SERVICES AND TENURE

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

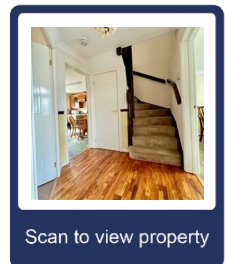


Main area: Approx. 112.6 sq. metres (1212.4 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)

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



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		
	73	83
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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