



31, Lowland Close  
Bridgend, CF31 5BU

Watts  
& Morgan

# 31 Lowland Close

Broadlands, Bridgend CF31 5BU

**£179,950 Freehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

We are delighted to offer to the market this well maintained two bedroom mid-terraced property situated in a desirable location in Broadlands, Bridgend. Located within walking distance of Bridgend Town Centre, Newbridge Fields, local shops, schools and amenities and great commuter access via Junction 36 of the M4. Accommodation comprises of entrance hall, WC, lounge, kitchen/breakfast room. First floor landing, main bedroom with ensuite shower room and fitted wardrobes, further double bedroom with fitted wardrobes, bathroom. Externally enjoying single garage, private driveway and larger than average rear enclosed garden. EPC Rating "C"

## Directions

\* Bridgend Town Centre - 1.5 Miles \* Cardiff City Centre - 21.5 Miles \* J36 of the M4 Motorway - 2.8 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Access via a partially glazed uPVC front door into an entrance hallway with laminate flooring leading into a cloakroom fitted with a 2-piece suite comprising of a WC and wash-hand basin.

The lounge benefits from laminate flooring and understairs storage cupboard, windows overlook the front forecourt and a central feature electric fireplace with a marble hearth and surround.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary laminate roll top work surfaces. Integral appliances to remain include 4-ring gas hob, oven, grill and stainless steel extractor fan and dual bowl stainless steel sink. Space has been provided for freestanding fridge freezer and two further appliances. Benefiting from tiled flooring, tiled splashback, sash style windows overlooking the rear and sliding patio doors opening out onto the rear garden. There is ample space for freestanding dining table and a carpeted staircase leads to the first floor. Further benefiting from spotlighting.

### FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard housing the 6 month old gas combi boiler. Access to the loft hatch is off the landing.

Bedroom one is a good size double bedroom with carpeted flooring, built-in wardrobes, spotlights and windows overlooking the front. Leading into an ensuite shower room fitted with a 3-piece suite comprising of a shower cubicle, WC and wash-hand basin. The ensuite offers vinyl flooring, partially tiled walls and an obscured uPVC window to the front elevation.

Bedroom two is a further double bedroom offering carpeted flooring, built-in wardrobes, spotlighting and windows to the rear.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with free-hand overhead shower, WC and pedestal wash-hand basin. Also featuring partially tiled walls, vinyl flooring, spotlighting and obscured uPVC window to the rear.

### GARDENS AND GROUNDS

No.31 is located in a gated residence off Lowland Close. The property benefits from a single garage with private drive to the front providing off road parking for 2 vehicles.

To the front is a well maintained communal forecourt style garden with a range of woodland and mature shrubs.

To the rear is larger than average lawned garden with a patio area idea for outdoor furniture. The garden benefits from a separate greenhouse and further section to the rear with tall woodland. The garden wraps behind the adjoining property with a path and gate providing access to the front of the property.

### SERVICES AND TENURE

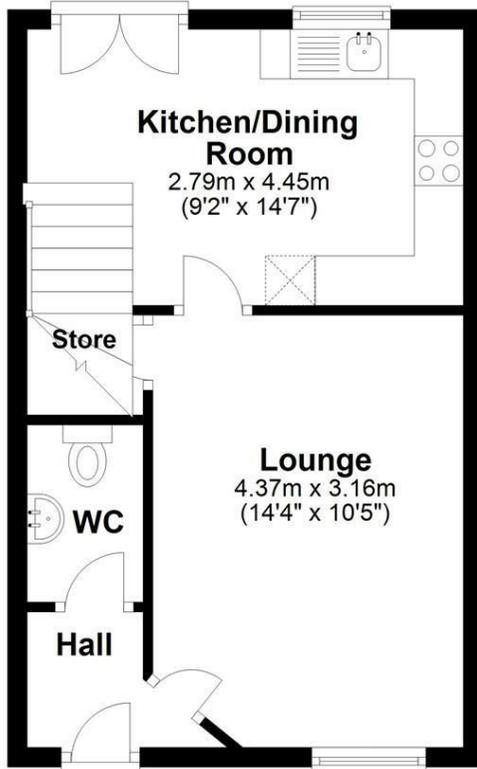
Freehold. All mains services connected.

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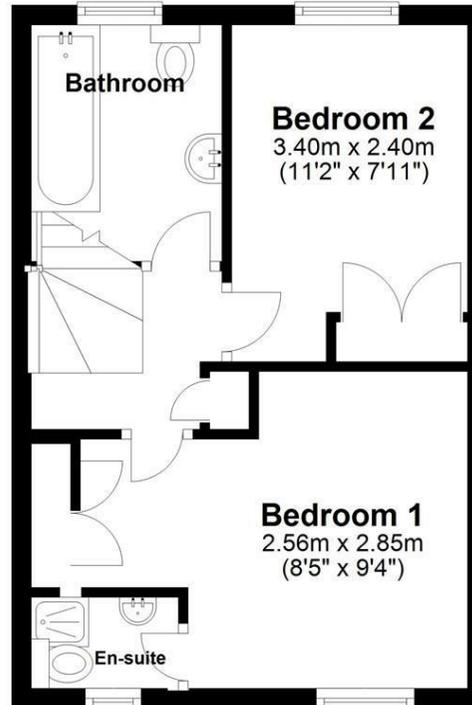
## Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)

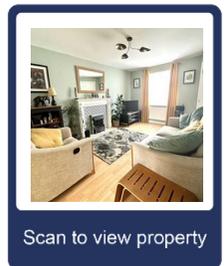


Total area: approx. 67.7 sq. metres (728.5 sq. feet)

Plan produced by Watts & Morgan LLP.  
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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>75</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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