



Llwyn-Y-Groes
Broadlands, Bridgend, CF31 5AJ

£427,000



Llwyn-Y-Groes

Broadlands, Bridgend, CF31 5AJ

Situated within the picturesque area of Llwyn Y Groes, Broadlands, this immaculate four-bedroom detached house by Redrow offers a perfect blend of modern living and comfort. The property boasts spacious living accommodation throughout, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall. Generous-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Adjacent to the lounge is a separate dining room, ideal for hosting family meals or dinner parties. The fitted kitchen/breakfast room is a delightful space, equipped with modern appliances and ample storage, making it a joy to prepare meals. A convenient utility room and a downstairs w.c. add to the practicality of this well-designed home.

At the rear, a lovely conservatory overlooks the beautifully maintained garden, creating a serene space to enjoy the outdoors, whether it be for morning coffee or evening gatherings. The first floor features four well-proportioned bedrooms, including a master suite with an ensuite, ensuring privacy and comfort. A family bathroom serves the other bedrooms, providing ample facilities for the household.

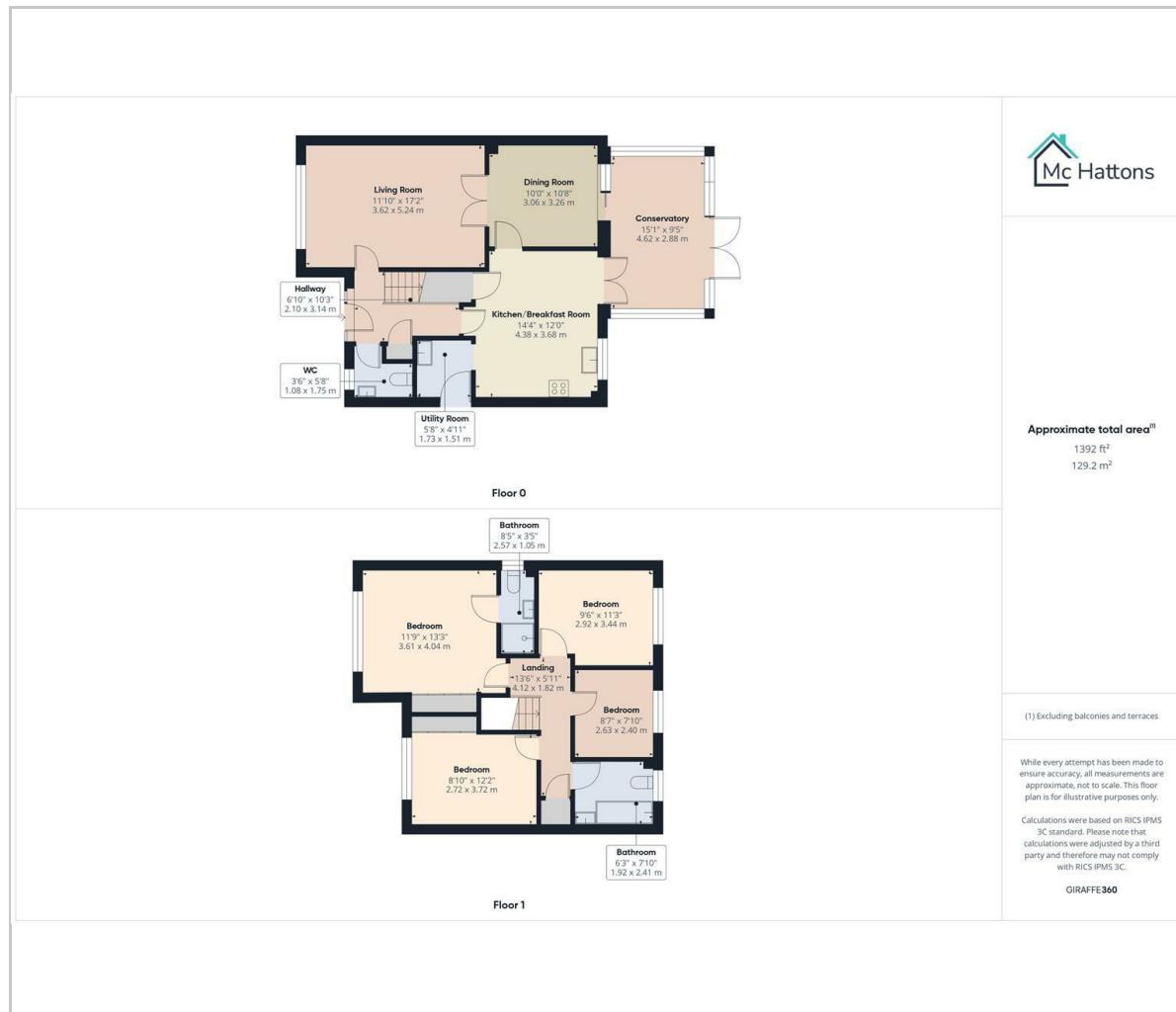
The property also includes a double garage and parking for at least three vehicles, ensuring convenience for residents and guests alike. The front and rear gardens are well-kept, offering a pleasant outdoor space for children to play or for gardening enthusiasts to indulge their passion, including an insulated building in the rear garden, currently used as an office.

This exceptional home in Llwyn Y Groes is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming community, as Broadlands offers Primary School, Dentist, Tesco's express, Restaurants and wine bars, along with Llangwydd Arms public house and restaurant. Do not miss the opportunity to make this splendid house your new home.





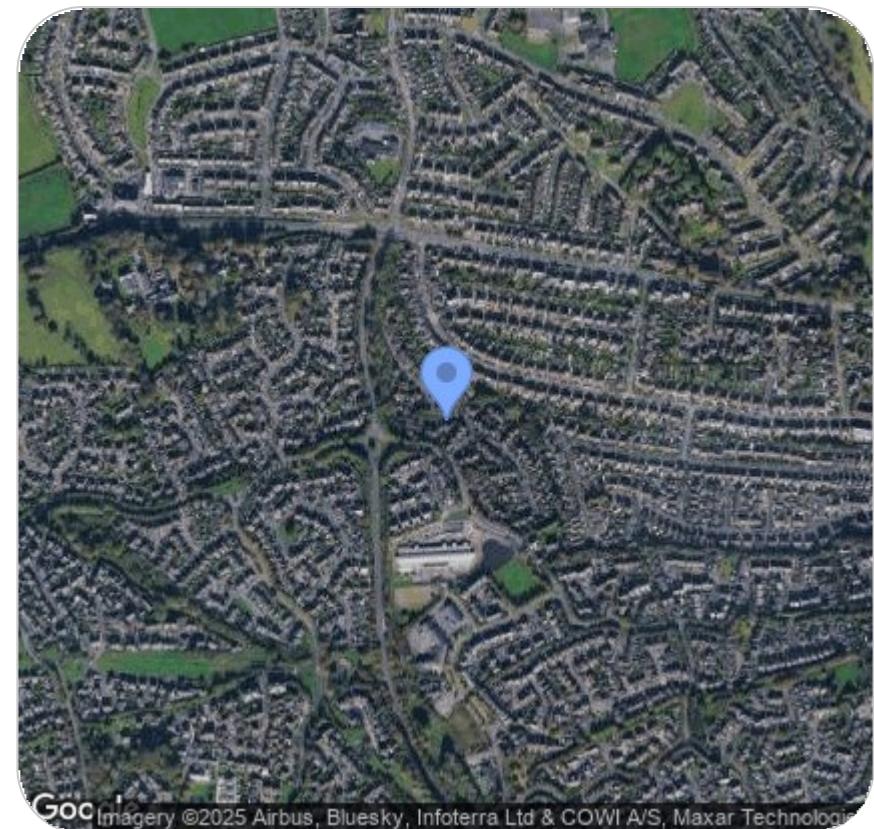
Floor Plan



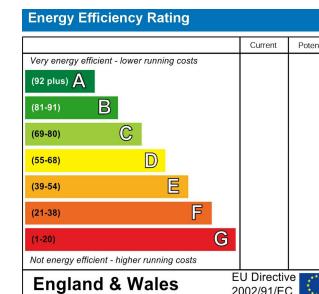
Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.