

71 Llys Pentre  
Broadlands  
Bridgend  
Mid Glamorgan  
CF31 5DY

£299,950



- Three Bedroom Detached Refurbished Throughout
- Two Reception Rooms
- Brand New Kitchen & Bathroom
- New Build In Wardrobes To Master Bedroom
- Impressive South Facing Landscaped Garden
- Reinsulated Loft With Boarding, Ladder & Light
- Driveway With Spacious Off Road Parking
- Close To Local Amenities & Transport Links
- Planning Permission for Side & Front Extension
- Immaculately Presented

Ref: 16305953

Viewing Instructions:



## General Description

**\*\*\*REFURBISHED THROUGHOUT TO A HIGH SPECIFICATION\*\*\*** We are pleased to offer for sale this extremely well presented three bedroom detached property situated on the popular estate Broadlands. This property has recently been upgraded internally and externally to a very high standard. Comprising to the ground floor: lounge, dining room and a brand new 'Howdens' kitchen to include appliances. To the first floor three bedrooms with new fitted carpets, wardrobes to master and newly fitted family bathroom. Further benefits: Reinsulated loft which is boarded and has shelves, ladder and light, new internal doors, new windows, off road parking to front, south facing landscaped rear garden. Planning permission for side and front extension. Walking distance to the local amenities and Bridgend town centre. Viewing comes highly recommended to appreciate the standard of finish. Call our team on 01656 750764 to arrange a viewing.

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## Accommodation

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### Entrance Hallway

Enter via composite door to hallway, comprising plain ceiling and walls with coving. High gloss floor tiles, doors leading to all ground floor rooms and opening into kitchen.

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### Kitchen (11' 6" x 7' 9") or (3.51m x 2.35m)

UPVC double glazed window to front aspect. A recently fitted 'Howdens' fitted kitchen with matching wall and base units with complementary work surface, sink/drainage unit with mixer tap, integrated appliances, high gloss floor tiles continued from hallway, plinth heater. Skimmed ceiling.

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### Dining Room (11' 11" x 7' 3") or (3.64m x 2.20m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, high gloss floor tiles, radiator, two storage cupboards with new oak doors.

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### Lounge (18' 8" x 12' 3") or (5.69m x 3.73m)

UPVC double glazed French Doors leading to rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, the focal point of the room is a feature marble fireplace with electric fire, carpet flooring, two radiators, stairs leading to first floor.

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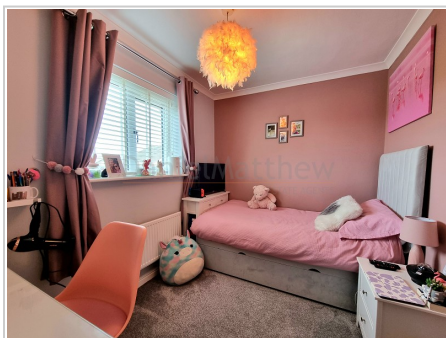
## Landing

Plain ceiling and walls with coving, access to loft which is newly boarded reinsulated and has light, shelving and loft ladder. Fitted carpets. New oak doors leading to all first floor rooms. Airing cupboard.



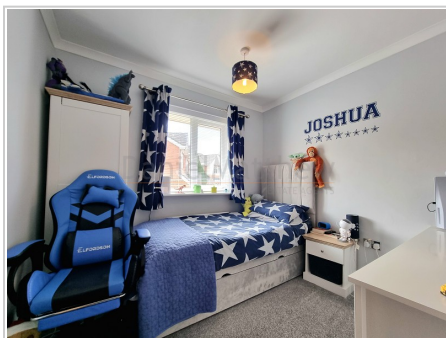
## Master Bedroom (14' 8" x 9' 5") or (4.46m x 2.87m)

Presented to a high standard and recently re-furnished. UPVC double glazed window to rear aspect. Plain ceiling with coving, plain walls with feature panelling. New built-in wardrobes. New fitted carpet. Radiator.



## Bedroom Two (9' 5" x 7' 7") or (2.87m x 2.32m)

UPVC double glazed window to front aspect and radiator under. Plain ceiling and walls with coving. New fitted carpet. Built-in wardrobe.



## Bedroom Three (8' 9" x 8' 1") or (2.66m x 2.46m)

UPVC double glazed window to rear aspect. Plain ceiling and walls with coving. New fitted carpet. Radiator.



## Bathroom (7' 8" x 5' 7") or (2.33m x 1.69m)

UPVC double glazed obscured window to front aspect. Plain ceiling with fully tiled walls. A recently fitted high specification fitted bathroom suite which includes a WC, wash hand basin built into a vanity unit, large panelled bath with dual over bath shower fitting and glass bi-fold screen. Heated towel rail. Touch sensor LED bathroom mirror with demister. Vinyl flooring.



## Garden

Front - Off road parking for several vehicles, ambient border and fascia lighting, side access to rear garden.

Rear - Generous and private south facing rear garden, fenced boundaries. The garden has been landscaped to a high standard which includes porcelain patio slabs and steps leading to an artificial grass area. Plenty of room to entertain and relax in a pleasant setting. Access via side to the front.

New fitted blinds and oak doors throughout.

## Services

Mains electricity, mains water, mains gas, mains drainage

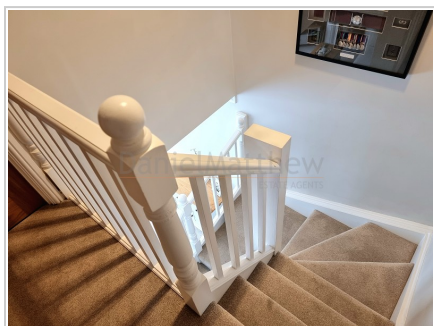
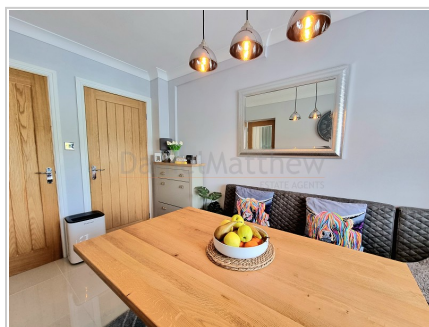
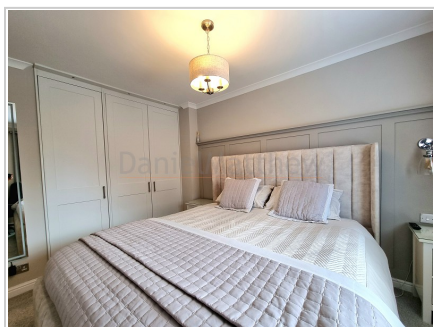
EPC Rating: D68

## Tenure

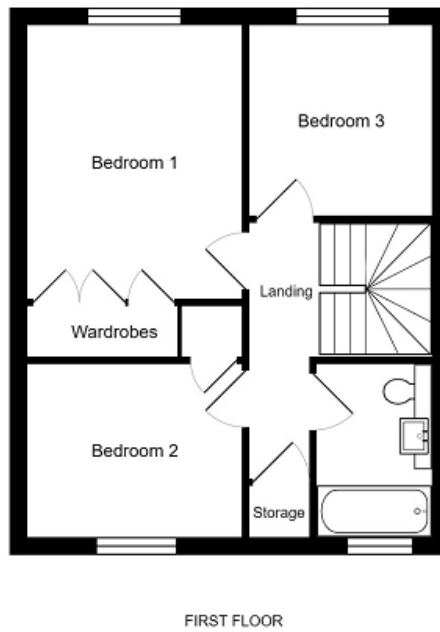
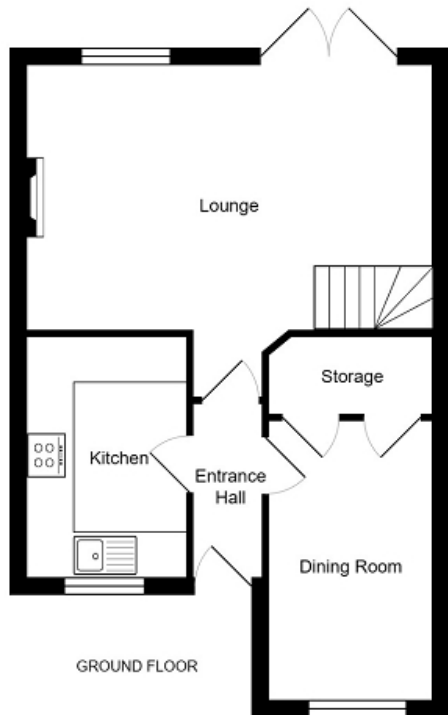
We are informed that the tenure is Freehold

## Council Tax

Band D







*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*