



Efridd Las, Bridgend

DanielMatthew
ESTATE AGENTS

Ffridd Las, Bridgend

£375,000

* Beautiful Four Bedroom Detached home with Double Garage * Daniel Matthew are pleased to offer this family home situated on the popular sought after residential development of Broadlands. Comprising of entrance porch, hallway, cloakroom, two reception rooms, fitted kitchen / dining room, utility room and large conservatory. To the first floor four bedrooms with ensuite to master and family bathroom. Further benefits from an exceptionally long driveway leading to a double garage, gardens to front, side and rear. Set in a quiet location, this property is ideal for a growing family. Local amenities and schools are all within walking distance, good transport links, approximately five minutes drive to Bridgend railway station. Call our team to arrange an appointment 01656 750764.

Entrance Porch

Enter via UPVC door into porch which has UPVC windows. UPVC ceiling with spot lights. Ceramic tiled flooring. Front door to hallway.

Hallway

Front door into spacious entrance hallway. Artexed and coved ceiling. Carpeted staircase to first floor. Under stairs storage cupboard. Fitted carpets. Radiator. Doors leading to first floor rooms.

Cloakroom/w.c

Two piece suite with WC and wash hand basin, tiling to splash back area. Obscure double glazed window to front. Radiator. Fitted carpets.

Lounge

(16' 1" x 11' 2") or (4.90m x 3.41m)

A generous lounge situated to the front of the property with a walk in UPVC double glazed bay window. Artexed and coved ceiling. Feature fire surround. Two radiators. Fitted carpets.

Sitting room

(9' 10" x 9' 1") or (3.0m x 2.78m)

A pleasant family room that leads into the conservatory. Artexed and coved ceiling. Radiator. Fitted carpets.



Kitchen/ Diner

(16' 0" x 9' 10") or (4.88m x 3.0m)

A fully fitted kitchen with UPVC double glazed window looking into conservatory. The kitchen comprises of a range of wall and base units to include inset draws and tiling to splash back areas. One and a half bowl sink with drainer and mixer taps. Ceramic tiled floor. Archway leading to utility room. Breakfast bar separating the kitchen from the dining area with ample room for a dining table and chairs, fitted carpets and radiator. Opening to the conservatory.

Utility Room

Situated off the kitchen with door leading to the garden. Artexed ceiling and ceramic tiled flooring. Plumbing for automatic washing machine and space for tumble dryer and fridge freezer. Wall mounted boiler.

Conservatory

(23' 8" x 10' 10" Max) or (7.21m x 3.29m Max)

Width Narrowing to 4.41m

A large conservatory opening off the sitting room and kitchen/diner. UPVC double glazed with French doors out to the garden. Fitted carpets.

Landing

Doors off to all first floor rooms. Artexed ceiling. Access to loft. Door to airing cupboard. Fitted carpets.

Master Bedroom

(13' 11" x 11' 5") or (4.24m x 3.47m)

Situated to the front of the property with UPVC double glazed window and radiator under. Artexed ceiling. Fitted carpets. Build in double wardrobes. Door leading to ensuite.

En Suite

A three piece suite which comprises of a shower cubicle, pedestal wash hand basin and WC. Tiling to all splash back areas. Obscure UPVC double glazed window to side. Radiator

Bedroom Two

(10' 10" x 13' 0") or (3.30m x 3.97m)

Situated to the rear of the property with UPVC double glazed window and radiator under. Artexed ceiling. Fitted carpets.

Bedroom Three

(9' 5" x 9' 1") or (2.87m x 2.77m)

Situated to the rear of the property with UPVC double glazed window and radiator under. Artexed ceiling. Fitted carpets.

Bedroom Four

(6' 11" x 6' 9") or (2.11m x 2.05m)

Situated to the front of the property with UPVC double glazed window and radiator under. Artexed ceiling. Fitted carpets.

Bathroom

(6' 6" x 6' 5") or (1.97m x 1.96m)

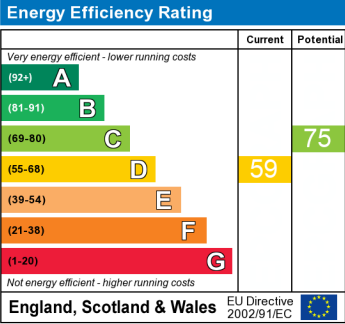
A three piece suite in white which comprises of a WC, pedestal wash hand basin, panelled bath with shower off the



taps and shower curtain with rail. Tiling to all splash back areas. Shaver point. Extractor.

Garden

The garden offers several landscaped area's and is nicely presented. The rear is fully enclosed and maintenance free with Cotswold stones and a patio area. Access to the side where there is a sun terrace with artificial turf. The front is open plan. A very long driveway leads to a detached double garage.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.