

9 Cae Llwydcoed
Broadlands
Bridgend County
CF31 5ES

£450,000



- Four Double Bedroom Detached Family Home
- Three Reception Rooms
- Utility Room
- Cloakroom
- Tandem Double Garage
- Two Ensuites
- Ideal Family Home
- Garden To Front and Rear
- No Onward Chain
- Good Transport Links

Ref: PRA10453

Viewing Instructions: Strictly By Appointment Only



General Description

This stunning large family detached home is situated on the popular Broadlands Estate, offering spacious and comfortable living in a sought-after area. The property features four generously sized double bedrooms, two of which boast their own en-suite bathrooms, providing luxury and convenience for the residents. Additionally, the home comprises three reception rooms, allowing for versatile living and entertainment spaces to suit a variety of needs.

The double tandem garage provides ample space for parking and storage, catering to the needs of a growing family or individuals with multiple vehicles. The exterior of the property offers a well-maintained garden, providing a lovely outdoor space for relaxation and recreation.

The Broadlands Estate itself is known for its well-maintained surroundings, a sense of community, and convenient access to local amenities such as shops, schools, and parks. The area is renowned for its family-friendly atmosphere, making it an ideal location for those seeking a peaceful yet vibrant community to call home.

Overall, this property offers an exceptional opportunity for a family or individuals looking for a spacious, well-appointed home in a desirable location, with easy access to the amenities and natural beauty that the Broadlands Estate has to offer.

Accommodation



Entrance

Enter via composite door to hallway comprising plain ceiling, plain walls, tiled flooring, radiator, understairs storage cupboard, stairs to first floor, doors leading to all ground floor rooms.



Lounge (23' 11" x 11' 3") or (7.30m x 3.43m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, gas fire with surround, UPVC double glazed French doors to conservatory.



Sitting room (13' 11" x 10' 8") or (4.23m x 3.25m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, door to kitchen/diner.



Conservatory (14' 9" x 11' 6") or (4.50m x 3.51m)

UPVC double glazed built conservatory with dwarf wall, French doors leading out to rear garden, tiled flooring.



Kitchen/ Diner (22' 8" x 15' 2") or (6.90m x 4.63m)

Dual aspect UPVC double glazed window to side and rear aspect, plain ceiling, plain walls, tiled flooring. Match wall and base units with central island. Integrated hob and oven with extractor hood over, stainless steel sink/drain. Plumbing for dishwasher, space for American style fridge/freezer, door to utility room.

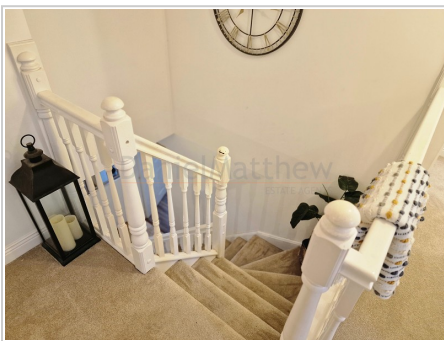
Utility Room

Door to rear aspect, plain ceiling, plain walls, base units, stainless steel sink/drain, radiator, tiled flooring.



Cloakroom/w.c

Plain ceiling, plain walls with tiled splashback, tiled flooring, low level WC, wash hand basin, radiator.



Landing

Plain ceiling, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (12' 5" x 15' 2") or (3.78m x 4.63m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring, built in wardrobes, radiator, door to ensuite.



En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, radiator.



Bedroom Two (10' 8" x 12' 11") or (3.25m x 3.94m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, built in wardrobes, radiator, door to second ensuite.



Second Ensuite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle with shower, radiator.



Bedroom Three (11' 9" x 10' 9") or (3.58m x 3.27m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, built in wardrobes.



Bedroom Four (10' 1" x 9' 5") or (3.07m x 2.88m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, built in wardrobes.



Bathroom

Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath, shower cubicle with shower over, plain ceiling, plain walls with tiled splashback, radiator, UPVC double glazed obscured window to rear aspect.

Double Garage

Double tandem garage, power and lighting, up and over door with side personal door.



Outside

Front - Laid to lawn with hedge boundaries, side access to rear garden, off road parking.

Rear - Fenced boundaries, patio area, laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold





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.