

11a Carn Wen  
Broadlands  
Bridgend  
Bridgend County  
CF31 5BW

£179,995



- Detached two bedroom coach house
- Lounge with access to the garden on the ground floor
- Open plan living upstairs
- Enclosed Private Garden
- Garage With One Parking Space In front
- WC and Bathroom
- Two Double Bedrooms
- Freehold
- Gated Access and shared drive and parking
- Must To View

Ref: PRA10570

Viewing Instructions: Strictly By Appointment Only

## General Description

"Two Bedroom detached Coach house with Garden" Rare opportunity to purchase this modern two bedroom detached built in 2017, nestled at the top of a cul de sac, gated access to the shared private drive. Two Bedroom detached in broadlands with a lounge and WC to the ground floor with french doors accessing the garden. To the first floor two bedrooms and bathroom with a bright, modern open plain living area. Single garage with one parking space in front, turning area in front of the property and the double garage integrated is belonging to the neighbouring home. This is a unique freehold detached and is a must to view. (Not suitable for Investment or Buy To Let) Call on 01656 750764

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## Accommodation

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### Lounge (17' 05" x 10' 06") or (5.31m x 3.20m)

Enter via UPVC double glazed door into the entrance, there is a cloakroom and staircase access to the first floor, cosy lounge with french doors over looking the enclosed garden. Plain walls, plain ceiling, laminate flooring and radiator this is a versatile room and could be a bedroom or lounge.

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### WC

UPVC double glazed window to side aspect, two piece suite comprising low level WC and pedestal wash hand basin, radiator, plain walls, plain ceiling, laminate flooring and boiler which is 7 years old.

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### Open Plan Kitchen/Diner (26' 02" x 7' 04") or (7.98m x 2.24m)

Open plan living with a beautiful high gloss kitchen installed 7 years ago at the time of the build with a range of wall and base units, complimentary worktops, integrated hob and oven with extractor over, stainless steel sink, integrated fridge freezer and integrated washing machine, plain walls, plain ceiling and laminate flooring makes this a beautiful modern kitchen with light coming in from the velux window.

There is a dining area and living area making this a versatile living area, which is bright, modern and ideal for relaxing and entertaining, UPVC double glazed window to side aspect over looking the garden and a cardinal velux window, radiator, plain walls, plain ceiling and laminate flooring.

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### Bedroom One (11' 05" x 10' 05") or (3.48m x 3.18m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

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## Bedroom Two (10' 06" x 9' 06") or (3.20m x 2.90m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

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## Bathroom

Velux window to rear aspect, Spacious bathroom with a three piece suite comprising, Panel bath with shower over and side glass scree, low level WC, pedestal wash hand basin, radiator, plain walls, plain ceiling, tile flooring and radiator.

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## Garden

Private garden to side aspect with fence boundaries, wall with raised boundaries which are perfect for plants and flower, laid to patio with inset drainage, steps leading to a further laid to patio, laid to lawn, power at the top of the garden and side gate access to the front of the property.

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## Garage

Single garage to the side of the property with a up and over door and parking to the front of the garage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C77

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

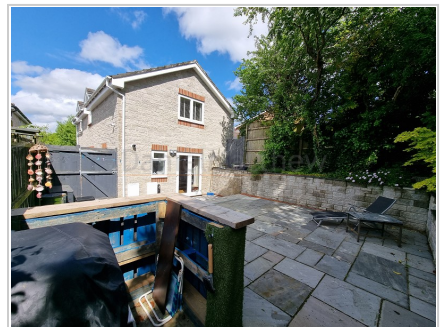
## Service Charge

## Council Tax

Band Not Specified

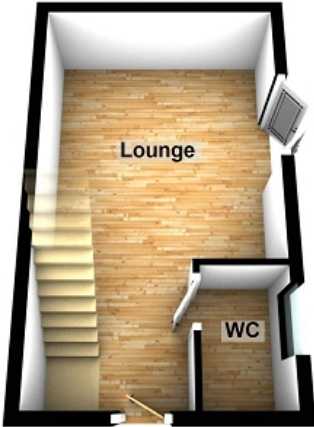
Deposit: £0.00

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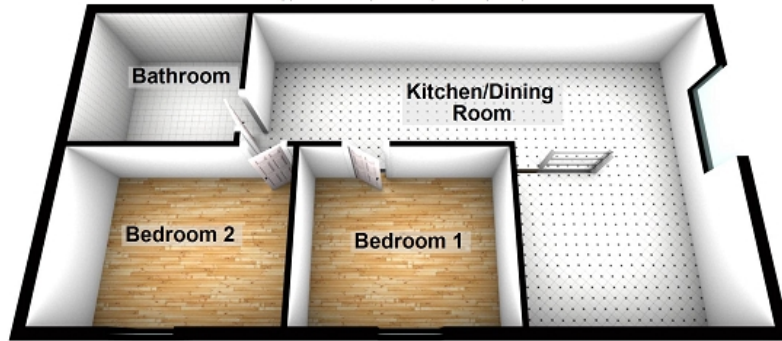
### Ground Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



### First Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 sq. feet)

*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.*