

6 Fairplace Close  
Broadlands  
Bridgend County  
CF31 5BY

£365,000



- Four Bedroom Detached Family Home
- Two Reception Rooms
- Cloakroom
- Ensuite To Master Bedroom
- Garage With Power and Lighting
- Off Road Parking
- Close To Amenities
- Good Transport Links
- No Onward Chain

Ref: PRA10969

Viewing Instructions: Strictly By Appointment Only



## General Description

This immaculately presented four-bedroom detached home is offered for sale within the sought-after Broadlands development. The area boasts a range of local amenities, including schools, shops, and pubs/restaurants. Internally, the property features an entrance hall, a spacious lounge, a separate dining room, a modern kitchen/family room, and a convenient cloakroom on the ground floor. Upstairs, you'll find four bedrooms, with the master bedroom benefiting from an en-suite, along with a family shower room. To the front, a driveway provides access to a single detached garage. There is also side access leading to the fully enclosed rear garden, which includes a patio area and a lawned section. Early viewing is highly recommended.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, plain walls, tiled flooring, radiator, stairs to first floor, doors leading to ground floor.

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### Lounge (20' 0" x 10' 11") or (6.10m x 3.33m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden. Textured ceiling, plain walls with feature wall, marble fireplace, carpet flooring, radiator.

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### Dining Room (9' 11" x 9' 10") or (3.02m x 3.00m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator.

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### Kitchen/ Breakfast Room (16' 05" Max x 13' 03" Max) or (5.00m Max x 4.04m Max)

UPVC double glazed window to rear aspect. Matching wall and base units, stainless steel sink/drain, plumbing for washing machine, space for fridge/freezer, integrated hob and oven. Textured ceiling, plain walls with feature walls, tiled flooring, radiator, door to rear garden.

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### Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls, tiled flooring, low level WC, wash hand basin, radiator.

### Landing

Textured ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to first floor rooms.



### Master Bedroom (13' 03" x 10' 10") or (4.04m x 3.30m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, door to ensuite.

### En Suite

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



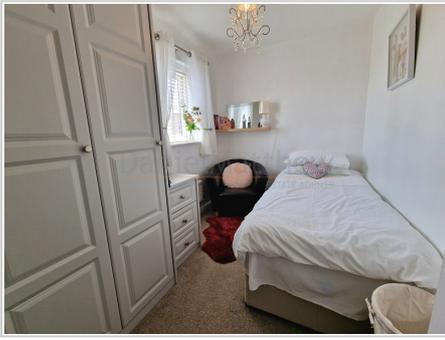
### Bedroom Two (12' 07" x 10' 03") or (3.84m x 3.12m)

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



### Bedroom Three (9' 09" x 8' 11") or (2.97m x 2.72m)

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



## Bedroom Four (11' 06" x 6' 09") or (3.51m x 2.06m)

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

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## Shower Room

Previously housing a bath the current owner has converted to a walk-in shower however easy to return to original state. Comprising low level WC, pedestal wash hand basin, walk in shower with shower over, textured ceiling, plain walls with tiled splashback, carpet flooring, UPVC double glazed obscured window to rear aspect.

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## Garage

Up and over door, power and lighting.

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## Outside

Front - Laid to lawn with flower bed borders, iron gates to driveway.

Rear - Beautifully maintained rear garden fully matured, laid to lawn area, several sitting areas with pagodas. Jacuzzi area, fenced boundaries.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C74

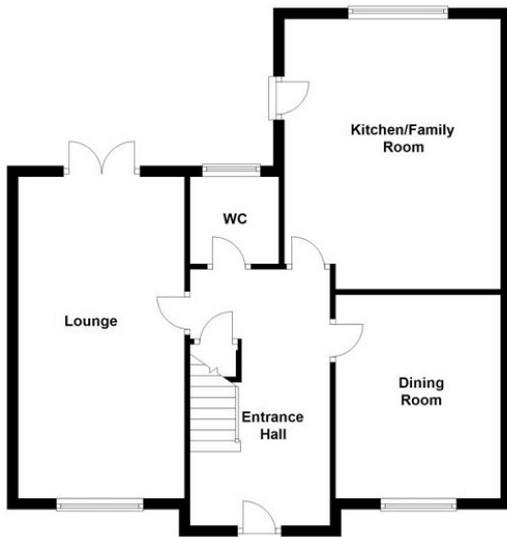
## Tenure

We are informed that the tenure is Freehold

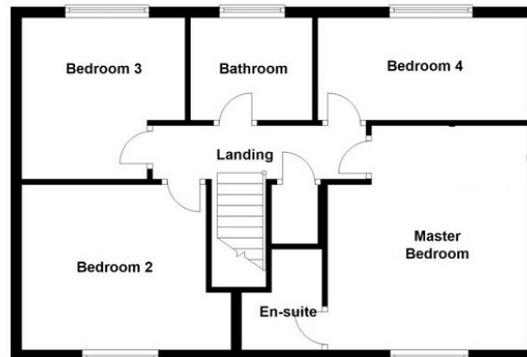
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Ground Floor



First Floor



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.