



5, Nant Y Wennol
Bridgend, CF31 5DB

Watts
& Morgan



5, Nant Y Wennol

Broadlands, Bridgend CF31 5DB

£355,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market this well proportioned four bedroom detached property situated in a popular location in the Broadlands development. Positioned at the head of a quiet cul-de-sac this extended property is located within walking distance of local shops, amenities, schools and offering great access to Newbridge Fields, Bridgend town centre and Junction 36 of the M4. Accommodation comprises of entrance porch, hallway, lounge, dining room, kitchen, utility, WC and conservatory. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, three further good size bedrooms and a family bathroom. Externally enjoying driveway to the front with off-road parking for up to four vehicles, single integral garage and a landscaped rear garden. EPC Rating "D".

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 21.7 Miles * J36 of the M4 - 4.2 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a composite door leading into the porchway with tiled flooring and uPVC door leads into the entrance hallway. Entrance hallway has carpeted flooring and staircase to the first floor.

To the front of the property is the living room which is a generous size reception room with box window to the front, carpeted flooring and a central feature gas fireplace with a hearth and surround. There is an archway leading into a dining area with 'Karndean' flooring and ample space for a freestanding dining table.

The sun room/conservatory is a great addition with two skylight windows, windows overlooking the rear garden and patio doors opening out to the rear.

The kitchen has been fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over, tiled flooring, tiled splashbacks, windows overlooking the rear and a door leading into the utility/WC. Appliances to remain include 4-ring gas hob, eye-level oven and grill and extractor fan. There is an integral dishwasher and space and plumbing for further appliance.

The utility has space for a freestanding fridge freezer, plumbing for a further appliance and also houses the gas combination boiler. There is a partly glazed door leading out to the rear garden and a door into the downstairs cloakroom.

The downstairs cloakroom has been fitted with a 2-piece white suite comprising of a WC and a wash-hand basin.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one is a generous size double bedroom with built-in wardrobes, carpeted flooring, windows overlooking the front and further built-in storage cupboard. Leads into an ensuite shower room fitted with a 3-piece suite comprising a separate shower enclosure, WC and wash-hand basin with partly tiled walls, laminate flooring and window to the front.

Bedroom two is a great size second bedroom with carpeted flooring and windows to the rear.

Bedroom three is a third double bedroom with carpeted flooring and windows to the front.

Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the rear.

The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, partly tiled walls and window to the rear.

GARDENS AND GROUNDS

Approached off Nant Y Wennol No.5 benefits from a corner position accessed off a shared driveway. To the front of the property is off-road parking for up to four vehicles leading to the single integral garage with power supply and manual door. To the rear of the property is a landscaped garden with no onlooking properties, the garden has a large patio area ideal for outdoor furniture whilst the remainder is laid with artificial grass. There is an outdoor greenhouse and gate providing side access.

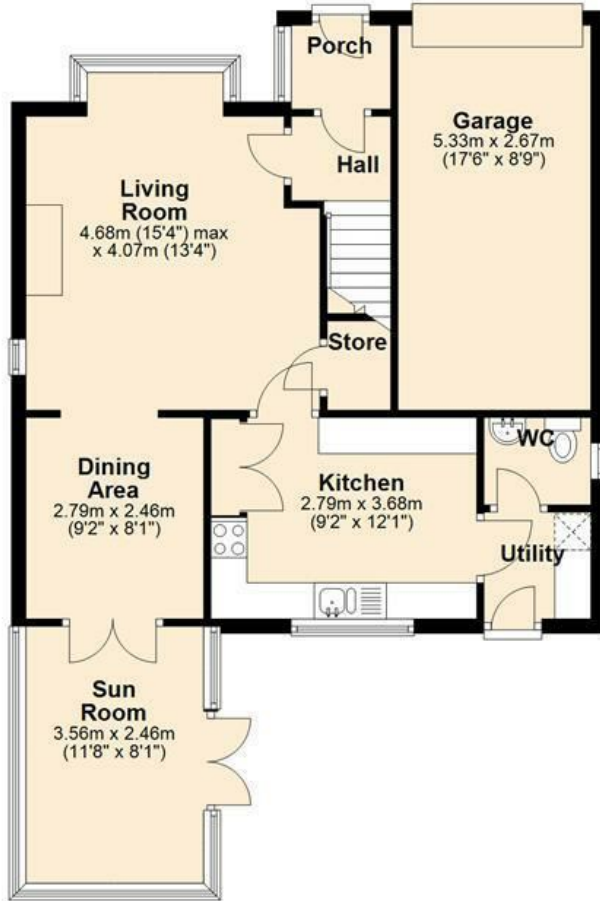
SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax "E".



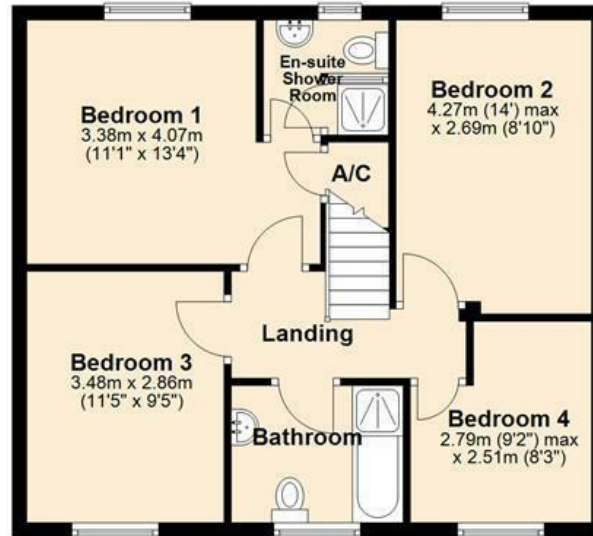
Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



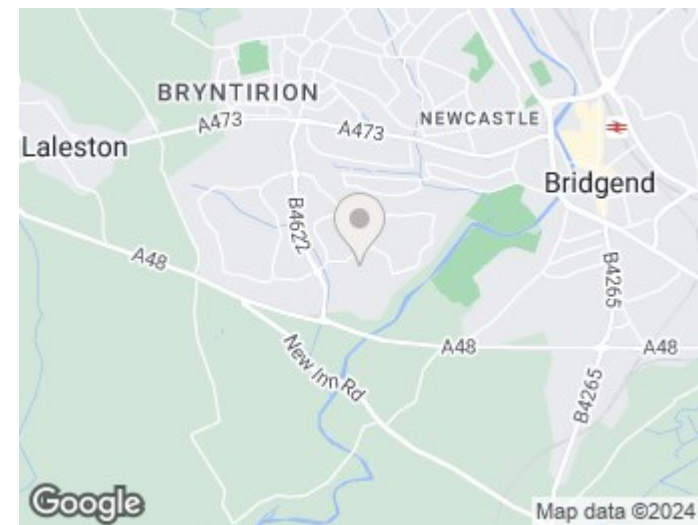
First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)

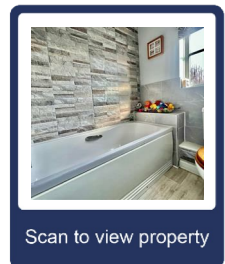


Total area: approx. 125.3 sq. metres (1348.7 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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