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8 Parc Deri Bridgend Bridgend County. CF31 5AQ

259,995



- 3 Bedroom Detached Property
- · Generous Size Corner Plot
- Newly Fitted Kitchen
- · En-Suite to Master Bedroom
- Conservatory
- · Resin Driveway to Front & Side
- · Garage
- Generous Size Rear Garden









Ref: PRA11942

Viewing Instructions: Strictly By Appointment Only



General Description

Gareth L Edwards Ltd are pleased to offer this three-bedroom detached property with garage & conservatory situated on a generous size corner plot on the popular development of Broadlands, Bridgend. The property has uPVC double glazing and gas central heating via combination boiler. All carpets and blinds are to remain. The property is within proximity of Bridgend Town Centre with a range of facilities and amenities including the Mainline Train Station. Broadlands also boasts a shopping precinct and Junior School within proximity. Easy access to Junctions 35 & 36 of the M4 Motorway & McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Conservatory, Downstairs Cloakroom; Dining Room; Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom with En-suite and Two further bedrooms. OUTSIDE: - Front resin, side leading to driveway & garage, resin, rear generous size garden laid to lawn & decking area.

Accommodation

Ground Floor

Entrance

Via a half glazed composite front door with two stained glass panels entering: -



Hallway

Laminated flooring, artex ceiling, access to first floor via a white spindle staircase, one radiator, at the left-hand side of the hall there's a white panel door leading into:



Lounge (16' 4" x 11' 3") or (4.97m x 3.43m)

uPVC window to the front, laminated flooring, artex ceiling, white fire surround with a marble hearth and marble inset with a living flame gas fire, one double radiator, uPVC French doors leading out to: -



Conservatory

Laminated flooring, spotlighting, uPVC French doors to the side.



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, vinyl tile flooring, one radiator, artex ceiling, uPVC obscure glazed window to the front.



Dining Room (10' 2" x 8' 10") or (3.11m x 2.69m)

uPVC window to the front, laminated flooring, one double radiator, artex ceiling.



Kitchen (16' 11" x 8' 7") or (5.16m x 2.62m)

Newly fitted kitchen in whisper grey with chrome fittings, complimentary worktop, stainless steel sink unit, extractor fan, gas hob, electric oven, splashback tiling, plumbed for automatic washing machine, space for fridge-freezer, artex ceiling, spotlighting, uPVC window to the side, half glazed composite door to the side, vinyl flooring, room for table and chairs, one double radiator, recess cupboard space.

First Floor



First Floor Landing

Fitted carpet, artex ceiling, uPVC window to the side, white panel door leading into:



Family Bathroom

Three-piece suite in white, sink set in a white vanity unit with shelving, shower over the bath with a glass shower screen, vinyl flooring, one double radiator, splashback tiling behind the sink unit, PVC high gloss walls inside the bath area, uPVC obscure glazed window to the side, artex ceiling, extractor fan.



Master Bedroom (13' 1" x 11' 5") or (3.98m x 3.49m)

uPVC window to the front, fitted carpet, one radiator, artex ceiling, door leading into: -



En-Suite

Three piece suite in white fully tiled inside the shower cubicle with a chrome power shower, sink set in a white vanity unit, vinyl flooring, one radiator, artex ceiling, extractor fan, uPVC obscure glazed window to the side, shaving light.



Bedroom 2 (12' 0" x 10' 6") or (3.66m x 3.21m)

uPVC window to the front, fitted carpet, one radiator, artex ceiling, double fitted wardrobes with white panel doors and brass effect fittings.



Bedroom 3 (7' 9" x 6' 6") or (2.37m x 1.99m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.

Outside



Front

Generous size front with resin and a gate to the rear of the property and side.

Side

Resin driveway leading up to the garage with up and over doors.

Rear

Generous size garden laid to lawn with a decking area and enclosed rear garden.

Services

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



















All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.