

32 Lowland Close
Bridgend
Bridgend County.
CF31 5BU

214,995



- *NO ONGOING CHAIN*
- Gated Entrance Into Courtyard Setting
- 3 Bedroom Mid-Link Property
- Master Bedroom With En-Suite
- Downstairs Cloakroom
- Driveway & Garage
- Enclosed Rear Garden

Ref: PRA12006

Viewing Instructions: Strictly By Appointment Only

General Description

No Ongoing Chain - Gareth L Edwards Ltd are pleased to offer this three-bedroom mid-link property located on this popular development in Broadlands in a gated courtyard. The property has uPVC double glazing, gas central heating with laminated flooring throughout. The property benefits from a driveway and garage. The property is within easy access to local facilities and amenities; Bridgend Town Centre with all its facilities and amenities including the mainline train station and the town of Porthcawl with its facilities and amenities. Junctions 35 & 36 of the M4 Motorway.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Downstairs Cloakroom; Lounge; Open-Plan Kitchen/Diner. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom with En-suite and Two further bedrooms. OUTSIDE: - Gated entrance to front with driveway and garage, open plan to front and an enclosed rear garden.

Accommodation

Ground Floor

Entrance Hall

Access the property via a half-glazed uPVC obscure glazed Georgian front door leading into the entrance hall with laminate flooring, coved and skimmed ceiling, white panel door with chrome fittings leading into: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, ceramic tiling to the floor, one radiator, skimmed ceiling, extractor fan, white panel door with chrome fittings leading into:-



Lounge (18' 4" x 14' 2") or (5.60m x 4.32m)

uPVC Georgian window to the front, laminated flooring, one double radiator, one single radiator, coved and skimmed ceiling, spotlighting, white fire surround with a marble hearth and marble inset with an electric fire, panel door leading into an understairs storage cupboard with ample storage, white spindle staircase leading to first floor, white panel door with chrome fittings leading into: -

Open-Plan Kitchen/Diner (13' 11" x 10' 3") or (4.24m x 3.12m)



Kitchen Area

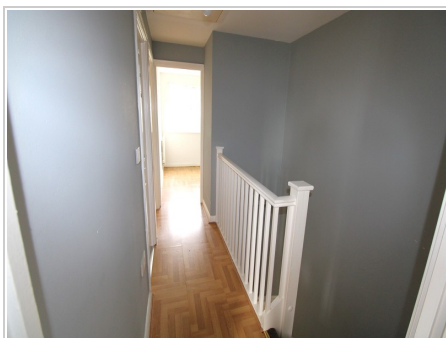
Range of base and wall units in light beech, gas hob, double electric oven, splashback tiling, cooker hood, wall mounted Ideal gas boiler, plumbed for automatic washing machine, integrated fridge and freezer, space for dishwasher, one and a half stainless steel sink unit with chrome mixer taps, complimentary worktop, feature skimmed ceiling with sunken spotlighting, uPVC Georgian window to the rear.



Dining Area

uPVC patio doors to the rear, attractive wood strip laminated flooring, one double radiator.

First Floor



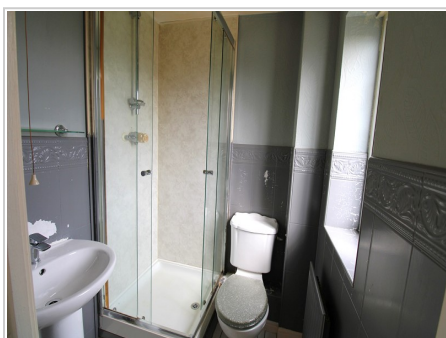
First Floor Landing

Fitted carpet, skimmed ceiling, loft access, laminated flooring, white spindle staircase.



Master Bedroom (11' 10" x 10' 7") or (3.61m x 3.22m)

Two uPVC Georgian windows to the front, laminated flooring, one radiator, skimmed ceiling, double fitted wardrobes, white panel door with chrome fittings leading into: -



Master En-Suite

Three-piece suite in white, half tiled walls, ceramic tiling to the floor, uPVC obscure Georgian to the front, skimmed ceiling with spotlighting.



Bedroom 2 (12' 3" x 7' 6") or (3.74m x 2.29m)

uPVC Georgian window to the rear, laminated flooring, one radiator, skimmed ceiling, double fitted wardrobes.



Bedroom 3 (9' 1" x 6' 3") or (2.76m x 1.90m)

uPVC Georgian window to the rear, laminated flooring, one radiator, skimmed ceiling, double fitted wardrobes.

Outside



Front

Gated entrance, an open-plan garden to front, driveway and garage.



Rear

Enclosed rear garden with a patio area, garden laid to lawn, mature trees, plants & shrubs.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

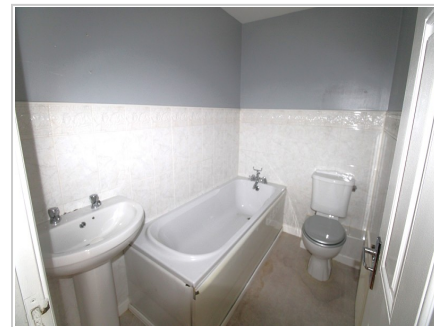
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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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.