



herbert r thomas

3 Nant Y Wennol  
Bridgend, CF31 5DB

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## 3 Nant Y Wennol

Asking price **£275,000**

Situated on the highly sought-after Broadlands development in a quiet cul-de-sac location is this well presented three bedroom detached property which is being sold with no onward chain.

Sought-after Broadlands development

Detached property

Being sold with no ongoing chain

Good size reception, room

Renovated kitchen

Fully enclosed garden

Situated at the head of a cul-de-sac

Walking distance to Newbridge Playing Fields, local school, shops and amenities

Viewings are highly recommended



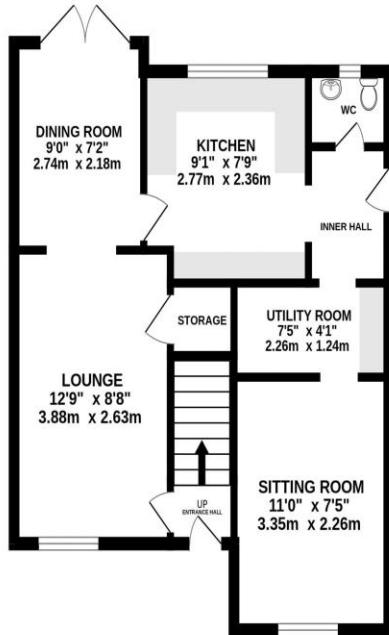


Within close proximity to Newbridge Playing Fields, local school, shops and amenities is this well presented three bedroom detached property situated on the popular Broadlands development. The property is entered via a partly glazed PVCu door into an entrance hallway with staircase rising to the first floor landing and doorway to the lounge. The lounge is a generous space laid to laminate flooring with a double glazed PVCu window to front, door to useful storage under the stairs and an opening to the dining room creating an open style living. The dining room has a continuation of the laminate flooring, double glazed PVCu French doors to the enclosed garden and a doorway to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with squared

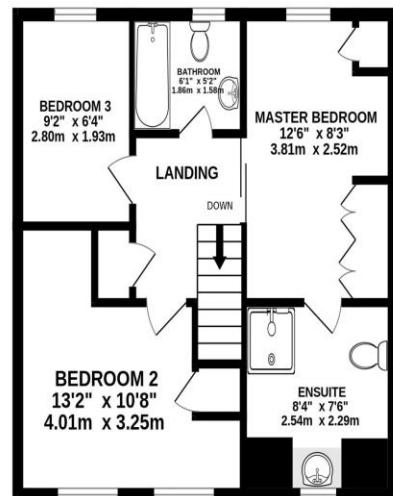
worktop space over. There is a stainless steel sink with mixer tap, four ring gas hob with a complimentary extractor fan over, splashback tiles, a large double glazed PVCu window to the rear and an opening to the inner hall which has a PVCu door to the side, a doorway to the cloakroom and an opening to the utility space. The cloakroom has been fitted with a two-piece suite comprising; low-level WC, wash hand basin with storage underneath and an obscure glazed window to the rear. The utility room has space for two appliances, a squared worktop space which matches the kitchen and an opening to the living room. The living room is a well-lit space with a large double glazed window to the front. To the first floor landing is a loft inspection point and doorways to the three

bedrooms, family bathroom and airing cupboard. The master bedroom is a good size double room which benefits from built-in wardrobes, a double glazed window to the rear and doorway to the ensuite. The ensuite has been fitted with a three piece suite comprising; low-level WC, built-in vanity wash handbasin and a corner shower with slide panel door. Bedroom two is another good size double room which benefits from built-in storage and two double glazed windows to the front. Bedroom three is a well-proportioned single room with a double glazed PVCu window to the rear overlooking the garden. The family bathroom has been fitted with a three-piece suite comprising; low-level WC, wash hand basin and panel bath with shower over. There is an obscure glazed window to rear and shaving points. To the front of the property is a sloping driveway providing off-road parking. The front garden is laid to lawn. To the rear of the property is a fully enclosed feather fenced garden laid mostly to patio with a tiered section with gated side access laid to lawn. Viewings are highly recommended to appreciate the offer in hand.

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.





## Directions

From Park Street turning to Broadlands, second exit on the first round about following the road down to the second, first exit left, next exit right immediately afterwards onto grave stones, follow the road taking the turn into Maes Y Fedwen on the right hand side. Take the left right onto Nant Y Wennol where the property can be found at the head of the cul de sac indicated by our For Sale sign.

## Tenure

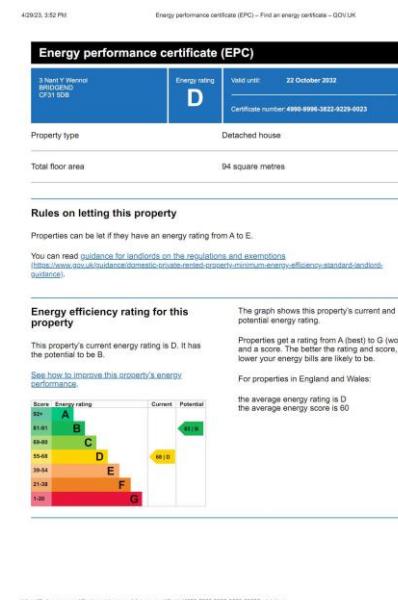
Freehold

## Services

All mains

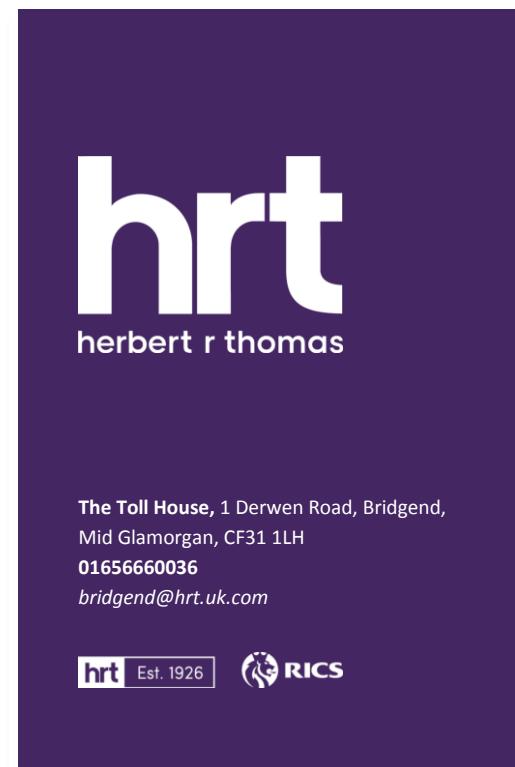
Council Tax Band E

EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



