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5 Llwyn-Y-Groes

Broadlands ,

Bridgend,

CF31 5AJ

5 Llwyn-Y-Groes

Asking price **£299,950**

Situated on a desirable corner plot within a sought-after area within Broadlands, this beautifully presented three double bedroom detached home offers spacious and modern living throughout

Three double bedroom detached house

Corner plot

Sought after location within Broadlands

Open plan kitchen/diner with glass bi-folds to lounge

Private rear garden

Garage with driveway parking





Situated on a desirable corner plot within a sought-after area within Broadlands, this beautifully presented three double bedroom detached home offers spacious and modern living throughout. The property features a beautiful open-plan kitchen/diner with bi-fold, glazed doors opening through to the lounge, creating a bright and sociable living space ideal for both family life and entertaining. There are three spacious bedrooms, one with en suite shower room and a family bathroom. Outside, the property benefits from a private rear garden, garage and driveway parking, all tucked away in a quiet position offering both privacy and convenience.

The property is entered via a UPVC double-glazed door with glass side panel, opening into a welcoming entrance hall with laminate flooring. Doors lead to the lounge, downstairs cloakroom, useful under-stairs storage cupboard, and a half-glazed door opening into the kitchen/diner. Stairs rise to the first floor. The lounge features a window to the front, laminate flooring, and a fireplace with electric fire. Fully glazed bi fold doors lead through to the dining area, creating a bright and open feel. The impressive open-plan kitchen/diner is fitted with a modern range of base, wall and drawer units, complemented by a central island which also serves as a breakfast bar. Integrated appliances include a fridge, freezer and washing machine, along with an electric oven and hob. The boiler is neatly concealed within a cupboard. There is ample space for a six-seater dining table. There is a vertical radiator, a window to the side, French doors opening onto the garden, and a further double-glazed door providing side access. The downstairs cloakroom is a spacious and well-presented room, comprising a WC and pedestal wash basin, with part-tiled walls, vinyl flooring and a circular decorative window to the front.

First Floor: The stairs are carpeted along with the landing. The landing provides access to three bedrooms and the family bathroom. The

main bedroom is a generous double room with a window to the front, fitted wardrobes, dressing table and plenty of space for additional furniture. A door leads to the en-suite, which features a shower cubicle with thermostatic shower, pedestal wash basin, WC, shaver point, part-tiled walls, fitted carpet and a window to the side. Bedroom two is another spacious double room with a window overlooking the rear garden, laminate flooring, and a built-in fitted wardrobe with mirrored sliding doors. Bedroom three is a further double bedroom, also overlooking the garden, with fitted carpet and space for wardrobes. The family bathroom is part-tiled and fitted with a panelled bath, pedestal wash basin, WC and heated towel rail. There is a window to the front, vinyl flooring, and a useful storage cupboard housing the hot water tank.

Outside: The property is tucked away on a shared drive in a quiet corner of Broadlands. A tarmac driveway provides off-road parking and leads to the garage, which benefits from power, lighting and a personal side access door. Steps lead up to the front door, the front garden is laid with decorative chippings and tiered shrub borders. Side access is available, lined with trees for privacy.

To the rear is a west-facing garden, featuring a patio area directly leading from the property. The majority of the garden is laid to artificial grass and is enclosed by feather-edge fencing, with an attractive selection of mature trees and shrubs. A raised section with bark chippings sits alongside the garden, with a further area at the rear for planting or additional seating.





Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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Directions

From our office, follow Derwen Road North turning left onto the dual carriageway. At the next roundabout turn left onto Tondur road. At the traffic lights turn right onto Park Street. Follow the road up Bryntirion Hill to the traffic lights and turn left onto the Broadlands Estate. Turn left at the first roundabout and then left again onto Llwyn Glas. Take the first left into Llwyn-Y-Groes and continue along the road to a cluster of detached properties at the head of the street where the property will be found in the corner, on the left, as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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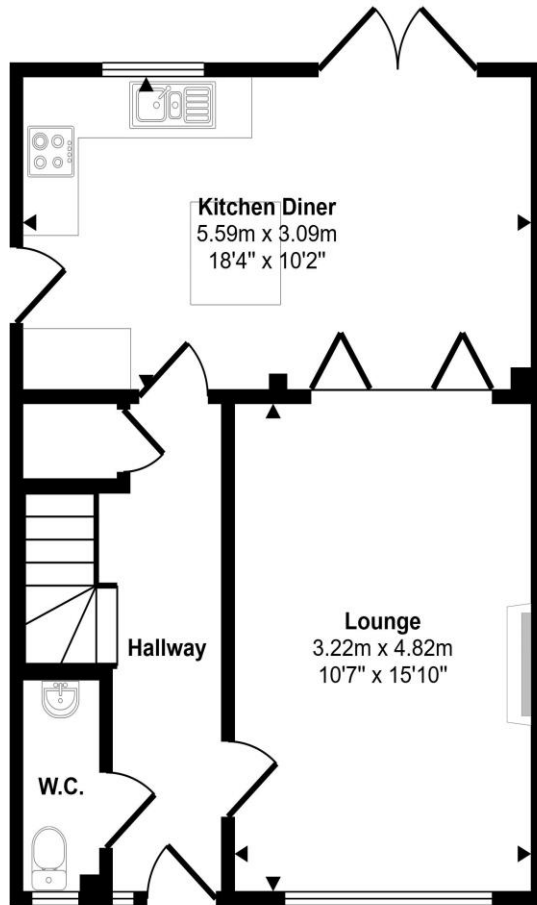
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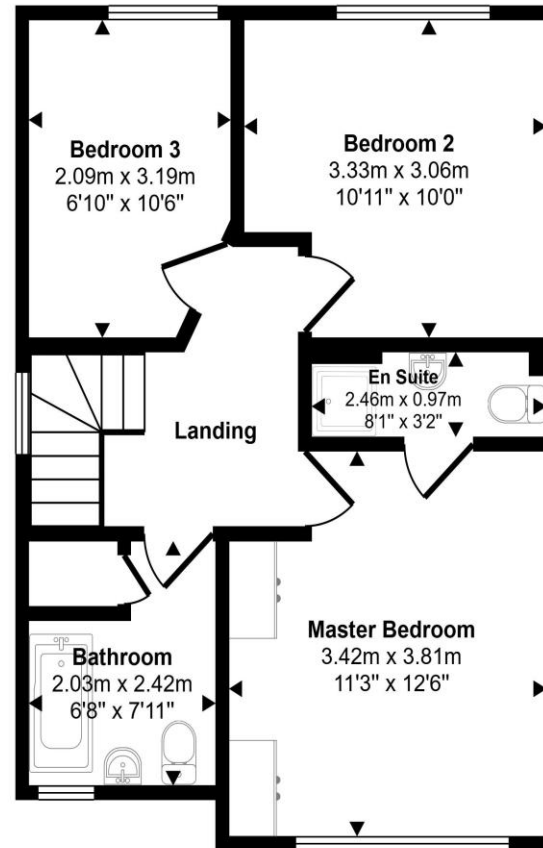
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property herein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



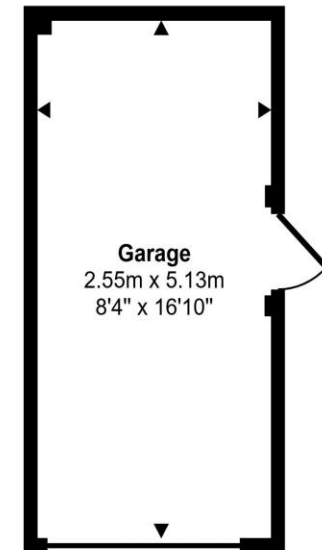
Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 44 sq m / 477 sq ft



Garage
Approx 13 sq m / 140 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

