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29 Bryn Henfaes
Broadlands
Bridgend,
CF31 5EW

29 Bryn Henfaes

Asking price **£300,000**

Situated on the highly sought after Broadlands development, 29 Bryn Henfaes enjoys a peaceful and private position while remaining within easy reach of local schools, shops, and essential amenities.

Sought after Broadlands development

Charming bay fronted detached home

Well presented

Private location with excellent kerb appeal

Wrap around garden with powered summerhouse

Ample off road parking and detached garage

Garage partially converted to workshop/craft room with air conditioning

Social kitchen diner ideal for entertaining

Conservatory offering additional versatile living space

Local schools, shops, and amenities all close by





This well presented, charming bay fronted property offers a move in ready home with a social kitchen diner, conservatory, ample off road parking, and a wrap around garden complete with a powered summerhouse. The detached garage has been thoughtfully partially converted into a workshop or craft room with air conditioning, adding valuable flexibility to the home. Offering both privacy and convenience, this is a fantastic opportunity in a prime location.

The property is entered via a partly glazed composite door into a welcoming entrance hall laid with Karndean flooring. Stairs rise to the first floor landing, with doorways leading to the lounge, kitchen diner, and the ground floor WC. The WC comprises a two piece suite including a low level WC and vanity wash hand basin, complemented by an obscure glazed window to the side.

The lounge is a generous reception space featuring a large bay fronted double glazed window, filling the room with natural light. With carpeted flooring and a warm, cosy atmosphere, it is an ideal space for relaxing.

The kitchen has been fitted with a matching range of base and eye level units with squared worktops and sleek splashback tiles. It includes an integral fridge freezer, integrated dishwasher, built in oven, electric hobs with complementary extractor fan, and ample storage cupboards. A further section of worktop and additional wall units increase practicality. The layout provides excellent space for dining furniture, making it a highly social kitchen diner, ideal for everyday living and entertaining. A double glazed window overlooks the rear garden, with French doors opening into the conservatory.

An archway leads through to the utility room, fitted with matching worktops and wall units, with space for two appliances and a glazed door to the side.

The conservatory is a versatile, good sized room constructed with low brick walls and uPVC double glazing beneath a polycarbonate roof. French doors

open onto the garden, creating an easy flow between indoor and outdoor spaces.

To the first floor, the landing is carpeted and features an obscure glazed side window, loft inspection point, airing cupboard, and doorways to all three bedrooms and the family bathroom.

The main bedroom is a great sized double, laid to carpet, with a double glazed window to the front. It benefits from a built in wardrobe and an additional fitted double wardrobe, with a doorway leading to the private ensuite. The ensuite comprises a three piece suite including a low level WC, pedestal wash hand basin, and corner shower with sliding panel doors, with fully tiled walls in the wet areas and an obscure glazed front window.

Bedroom Two is another excellent double bedroom, laid to carpet, with ample space for wardrobes and a rear facing double glazed window overlooking the garden.

Bedroom Three is a well proportioned single with a light carpet and a rear facing double glazed window.

The family bathroom includes a three piece suite with panel bath and handheld shower, pedestal wash hand basin, and low level WC. Tiling is applied to the wet areas, with an obscure glazed window to the side. To the front of the property this detached family home benefits from a prominent corner position within a quiet residential setting, offering kerb appeal and enhanced privacy.

The front garden is designed for low maintenance with decorative gravel and neat planting beds, while a private driveway to the side provides ample off road parking and leads to the detached garage, which is equipped with power. The rear of the property features a fantastic wrap around garden, fully enclosed and thoughtfully arranged with lawned sections, a large patio, decking areas, and a substantial summerhouse with power ideal for a range of uses. A gated side access leads to the driveway, and an external door enters the workshop created from part of the garage conversion, complete with air conditioning, providing excellent potential for a home office or craft room. Decorative gravel borders, raised planters, and multiple seating areas allow the garden to be enjoyed throughout the day, offering a balanced and low maintenance outdoor environment.





Directions

From Bridgend town centre, travel along Park Street onto Bryntirion Hill, at the first set of traffic lights turn left into the Broadlands development, at the roundabout take the third exit and proceed along this road. Take the second exit on the next roundabout and take the second right onto Clos Henblas. Take the first left onto Bryn Henfaes and the second left it is the corner plot followed by our for sale sign.

Tenure

Freehold

Services

All Mains
Council Tax Band
EPC Rating E

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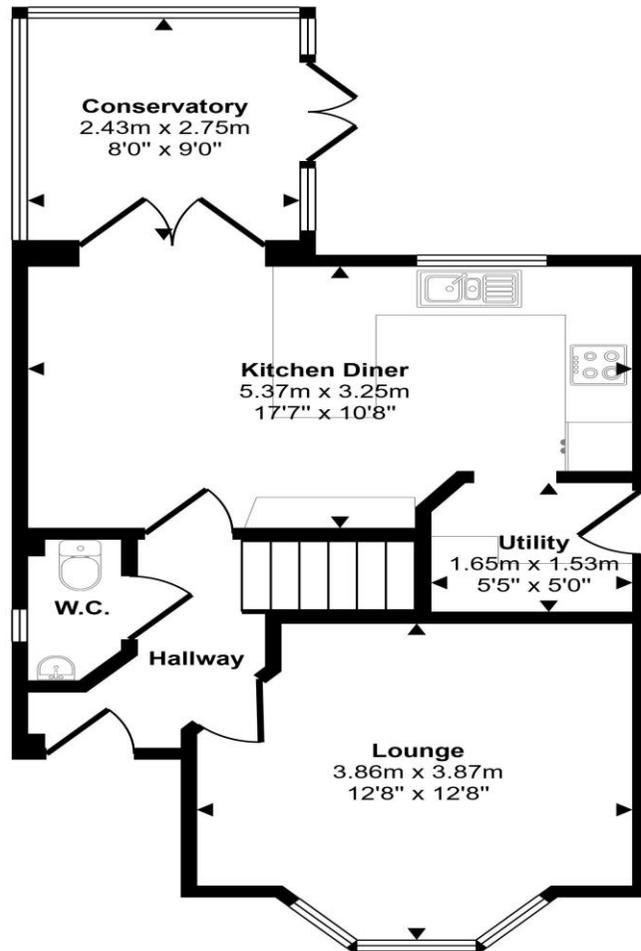


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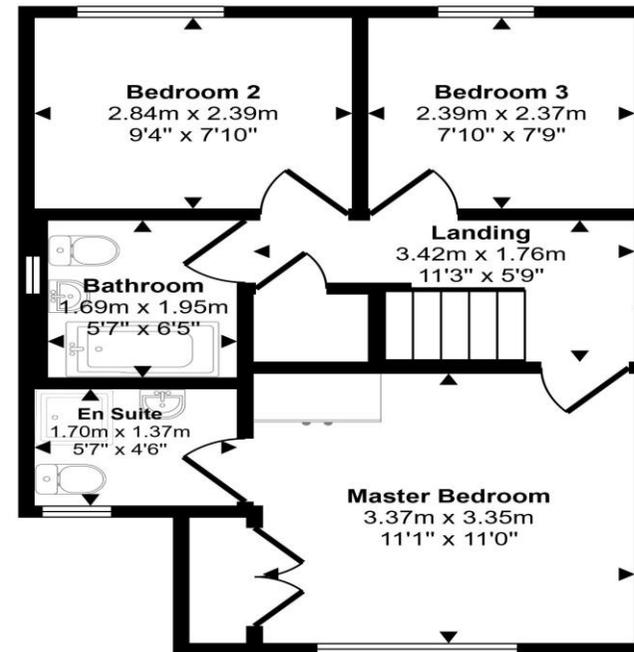
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Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 39 sq m / 420 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.

