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20 Careg Llwyd
Bridgend,
CF31 5BS

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Asking price **Offers in**
Excess of £500,000

Spacious detached executive property, ideal for large or extended family.

Flexible living and bedroom accommodation, presented and maintained to an extremely high standard.

Five bedrooms including master bedroom with ensuite shower room.

Second bedroom with dressing room

Three reception rooms and conservatory extension.

High quality kitchen breakfast room with utility room off.

Ample off-road parking and integral double garage.

South-Westerly facing enclosed rear garden.

Potential for attic conversion.

Highly sought after location on the Broadlands development on the southern periphery of Bridgend.





Situated on the sought-after Broadlands development just a short distance from local shops, amenities and Newbridge playing fields, is this generously proportioned executive detached property.

The property is entered via a PVCu double glazed door, flanked by obscure glazed window into an entrance hallway with staircase rising to first floor landing, built-in double storage cupboard, laminate flooring and hallway giving access to the lower floor accommodation. The lounge is a well proportioned room with bay window to the front, French doors to the south westerly facing rear garden, ornate coving to ceiling and a fireplace with living flame effect gas fire and surround. The dining room has ornate coving to ceiling, laminate flooring and French doors into the conservatory. The study has a box window to the front, laminate flooring, PVCu double glazed window to the side and a doorway to the integral double garage. The downstairs cloakroom is fitted with a two piece suite comprising of concealed cistern WC, wash hand

basin vanity units, matching mirror and cupboards. There is tiled flooring, half height tiling to walls, coving to ceiling, and glazed window to the side. The kitchen/breakfast room is a generous space with recessed spotlights, a range of high-gloss white handleless base and eyelevel units with Neff ceramic induction hob, complimentary extractor hood, one and a half bowl sink unit, space and plumbing for an American fridge/freezer housed by twin larder units. There are integrated appliances including twin eyelevel ovens, Whirlpool dishwasher and instant hot water tap, tiled flooring and open plan access to the conservatory and doorway to utility room. The utility room has been fitted with a complimentary range of base and eyelevel units with plumbing and space for appliances, PVCu double glaze window to side, tiled splashback, tiled flooring and the door to the rear garden. The conservatory is of PVCu double glazed construction with a lower dwarf brick wall, sliding patio doors to either end of the

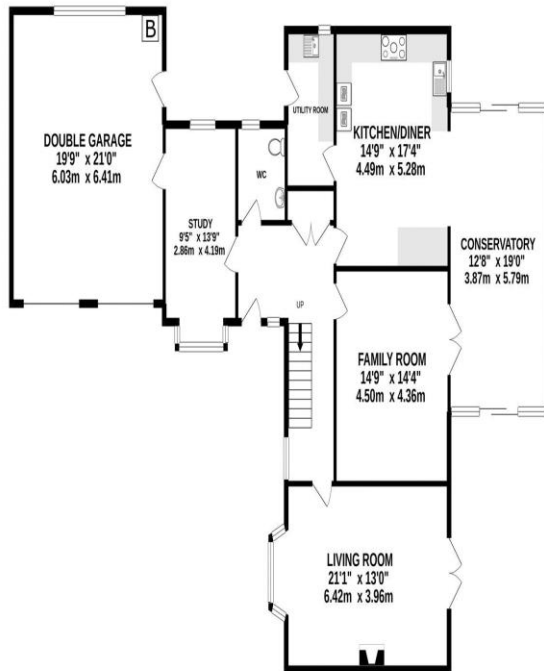
conservatory and a range of PVCu double glazed windows. There are two plumbed radiators for all season living and laminate flooring.

To the first floor the landing there is a window to the front, loft inspection point, useful airing cupboard and doorways to bedrooms and family bathroom. The master bedroom has a PVCu double glazed window to the rear, coving to ceiling and doorway to an ensuite shower room. The ensuite is fitted with a three-piece suite comprising of vanity unit wash handbasin, concealed cistern WC and shower cubicle. There is tiled floor flooring, half height tiling to walls, coving to ceiling and obscure PVCu double glazed window to the rear. Bedroom two is a large proportioned room with twin Velux windows to the side and is entered through the dressing room. The dressing room has a PVCu double glazed window to the front and coving to ceiling. Bedroom three is a generous double room with coving to ceiling and windows to the front and rear. Bedrooms four and five are the smaller doubles with PVCu double glazed windows overlooking the rear. The bathroom has been fitted with a four piece suite comprising of Whirlpool bath with centrally mounted mixer tap, wash handbasin, concealed cistern WC, double shower cubicle, full height tiling to walls, tiled flooring and obscure PVCu double glazed window to the side.

Outside to the front of the property is a large block paved driveway providing ample off-road parking ahead of the detached double garage. To the rear of the property there is an enclosed south-westerly facing garden laid mostly to lawn with timber decked area.

Viewings on the property are highly recommended to appreciate the size and location on offer.

GROUND FLOOR
1847 sq.ft. (171.6 sq.m.) approx.



1ST FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 3321 sq.ft. (308.5 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 35 of the M4 in (Pencoed) Travel along The A473 signposted Bridgend, proceed over two roundabouts, at the third roundabout filter onto the A48 westbound, signposted Porthcawl. Proceed over two further roundabouts, at the third roundabout, turn right onto the Broadlands development. At the next roundabout take the third exit, as the road bears left, turn right onto Greystone and proceed up the hill. As the road plateaus number 20 Careg Llwyd is located on the left indicated by a for sale board.

Tenure

Freehold

Services

All mains services
Council Tax Band G
EPC Rating C

Energy performance certificate (EPC)

20 CAREG LLWYD BROADLANDS BRIDGEND CF31 5BS	Energy rating C
Valid until 23 November 2030	Certificate number 2447-2903-8209-9390-2214

Property type
Detached house

Total floor area
265 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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.



