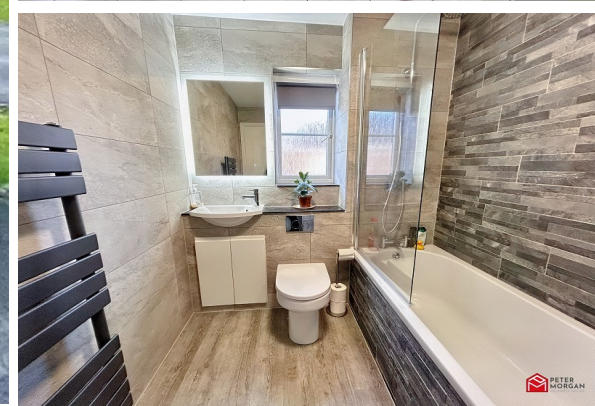


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15 Dan Y Deri, Broadlands, Bridgend, Bridgend County. CF31 5BG



Offers In Region Of **£350,000**

## Main Features

- Detached 4 bedroom home
  - Popular location on the Broadlands Development
  - Lounge/ dining room
  - Victorian style conservatory
  - Fully fitted kitchen and utility room
  - Recently re-fitted family bathroom, ensuite and cloakroom
  - Approximately 1 mile from local shopping precinct and school.
- Convenient for the A48 and local amenities
- 6 miles from the coastline at Ogmores By Sea. 25.5 miles from Cardiff City Centre and 22 miles from Swansea City Centre
  - uPVC double glazing and combi gas central heating
  - Council Tax Band E. EPC: C

## General Information

### 4 BEDROOM DETACHED HOME WITH CONSERVATORY.

Situated in a popular location on the Broadlands Development. Approximately 1 mile from local shopping precinct and school. Convenient for the A48 and local amenities. Approximately 3.5 miles from the M4 at Junction 36, 1.5 miles from Bridgend Town centre, 6 miles from the coastline at Ogmores By Sea. 25.5 miles from Cardiff City Centre and 22 miles from Swansea City Centre. 18 miles from Cardiff International Airport.

This home has accommodation comprising hallway, lounge/ dining room, Victorian style conservatory, modern fully fitted kitchen and utility room, recently re-fitted cloakroom. First floor landing, recently re-fitted family bathroom, 4 bedrooms and recently re-fitted ensuite shower room to main bedroom. This home also benefits from an integral garage with potential for conversion (subject to planning permission).

Externally there is an open plan garden to front with double driveway and landscaped low maintenance garden to rear. The property benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Hallway

uPVC double glazed front door. Spindled and carpeted staircase to first floor. Under stairs store cupboard. Laminate flooring. Wall mounted gas central heating thermostat. Radiator with decorative cover. Plastered walls and ceiling. Coving. Updated mains powered smoke alarm. Access to garage.

### Lounge/Dining Room

uPVC double glazed window to front. Fitted Venetian blinds. Connecting archway. uPVC double glazed French doors to conservatory. Three radiators. Laminate flooring. Electric fire with marble hearth and back plate, White surround with gas fire point. TV point. Telephone point. Wall and ceiling lights.

### Victorian Style Conservatory

uPVC double glazed windows and French doors to garden. Polycarbonate roof. Tiled floor. Under floor heating. Ceiling mounted fan light.

### Kitchen

uPVC double glazed window to rear. Fitted kitchen finished with Grey high gloss handle less doors with marble effect worktops and matching splash back's. Integral Zanussi oven and eye level grill, Neff four ring gas, hob & extractor hood. 1 1/2 bowl stainless steel sink unit with extendable mixer tap. Integral microwave and dishwasher. Space for American style fridge freezer. Tiled floor. Floor level heater. Plastered walls and ceiling.

### Utility Room

uPVC double glazed door to rear garden. Fitted wall mounted and base units matching kitchen. Stainless steel sink unit with mixer tap. Wine rack. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Radiator. Plastered walls and ceiling.

## **Cloakroom**

uPVC double glazed window to side. Fitted roller blind. Two piece suite recently fitted in White comprising close coupled WC with enclosed cistern & push button flush and hand wash basin with monobloc tap set in vanity unit. Laminate flooring. Plastered & coved ceiling. Part tiled walls. Illuminated vanity mirror. Radiator.

## **FIRST FLOOR**

### **Landing**

Balustrade and spindled. Fitted carpet. Radiator. Plastered walls and ceiling. Coving. Loft access. Mains powered & updated smoke alarm. Airing cupboard housing wall mounted Worcester combi boiler. White panelled doors to bedrooms and

### **Family Bathroom**

uPVC double glazed window to side. Fitted roller blind. Recently fitted & contemporary fitted bathroom comprising three-piece bathroom suite with close coupled WC with enclosed cistern & push button flush, hand wash basin with monobloc tap set in vanity unit with illuminated vanity mirror & bath with mixer taps and mixer shower with hair wash spray & glass screen. Fully tiled walls with split stone detailing. Laminate flooring. Extractor fan. Heated towel rail.

### **Bedroom 1**

uPVC double glazed window to front. Fitted Venetian blind Radiator. Laminate flooring. Plastered walls and ceiling. Coving. TV point. Fitted double wardrobe door to

### **En-suite shower room**

uPVC double glazed window to front. Roller blind. Recently fitted & contemporary three-piece suite comprising close coupled WC with enclosed cistern & push button flush, hand wash basin with monobloc tap set in vanity unit & double shower cubicle with mixer shower & hair wash spray. Fully tiled walls. Laminate flooring. Heated towel rail. Extractor fan. Shaver point. Plastered ceiling.

### **Bedroom 2**

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Fitted double wardrobe.

### **Bedroom 3**

uPVC double glazed window to rear. Roller blind. Radiator. Plastered walls and ceiling. Coving. Fitted carpet. Fitted single wardrobe.

### **Bedroom 4**

uPVC double glazed window to front. Radiator. Laminate flooring. Plastered walls and ceiling. Coving.

## **EXTERIOR**

### **Front Garden**

Open plan, laid to lawn & decorative trees. Driveway parking for two cars. Porch with courtesy light to front door. Gated side entrance to rear garden.

### **Integral Garage**

Single garage with up and over door. Pedestrian door internally to hallway, electric light & power points (potential for conversion subject to planning permission/building regulation approval).

### **Rear Garden**

Low maintenance, landscaped garden laid with flagstone patio, wood decking and artificial turf. External floodlight. Undercover bin storage area. Wood fencing. Water tap.

### **Mortgage Advice**

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

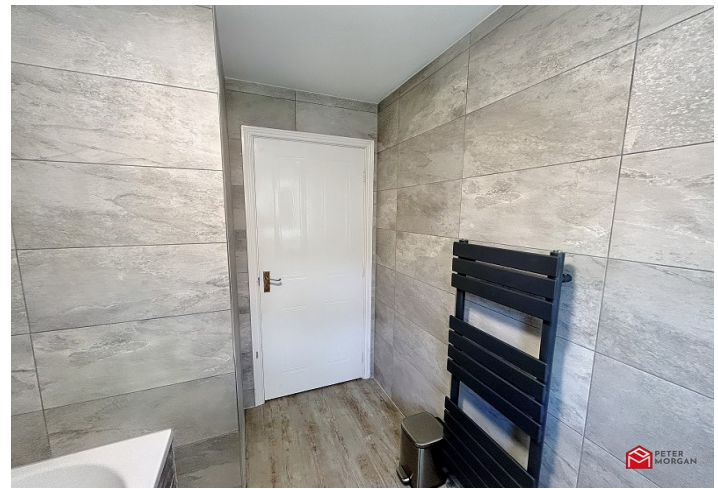
Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** E

**Current heating type** Combi

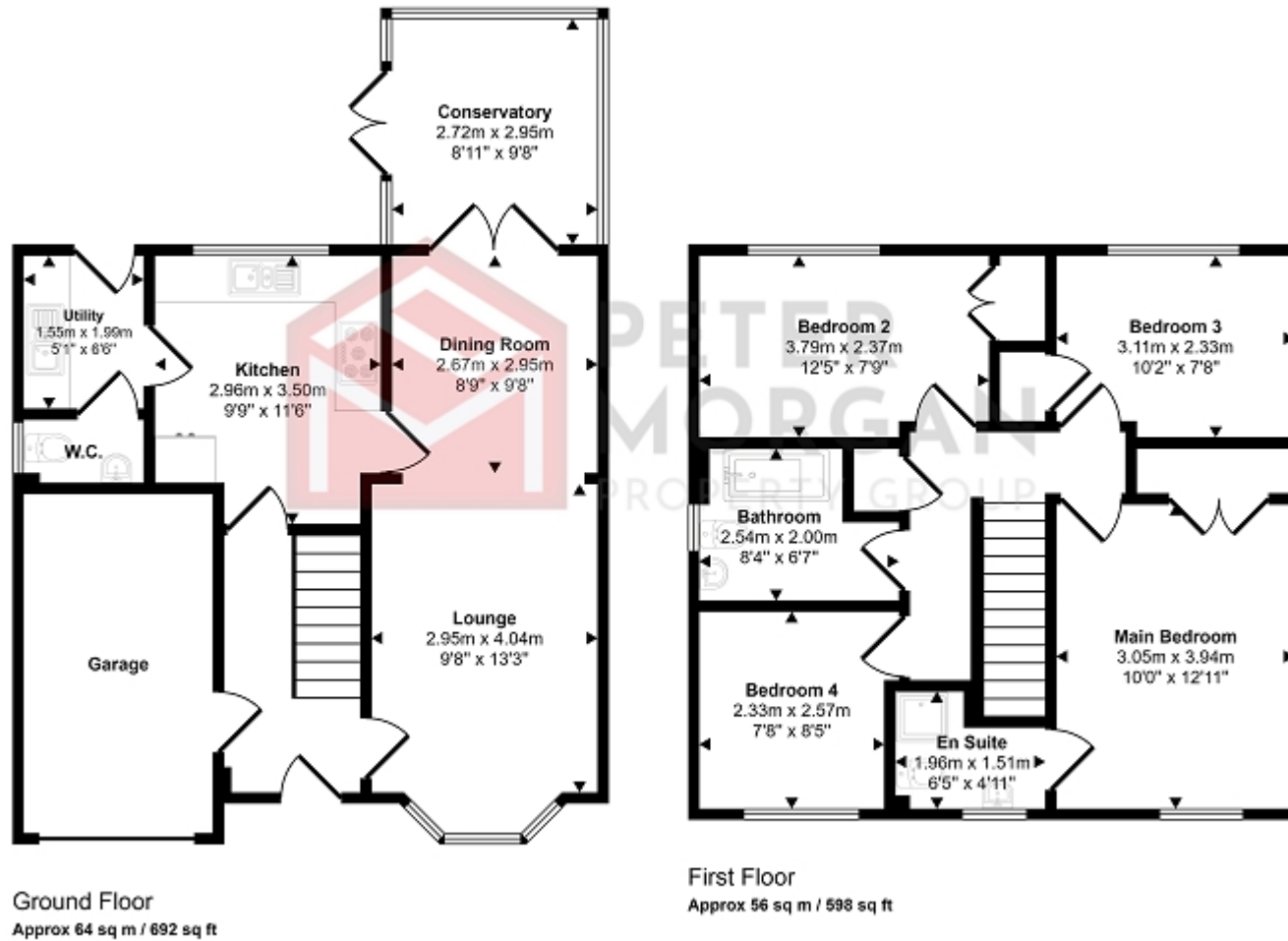
**Tenure** Freehold








Approx Gross Internal Area  
120 sq m / 1290 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. 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 from 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.

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