



Maes Y Fedwen, offers in the region of £400,000

- Popular Broadlands location
- Master bedroom with en-suite
- Lounge with separate dining area
- Orangery-style conservatory with bi-fold doors
- Integrated garage with potential to convert (STPP)
- EPC Rating: Awaited
- Council Tax Band: E



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About the property

A beautifully presented four-bedroom detached family home, ideally located within the highly sought-after Broadlands development in Bridgend.

The property offers spacious and versatile accommodation throughout. A welcoming entrance hall provides access to the main ground-floor rooms and a convenient cloakroom. To the front is a modern fitted kitchen with a separate utility room, while the integrated garage offers excellent potential for conversion or extension, subject to the necessary consents. To the rear, a bright and spacious open-plan lounge with log burning feature fireplace, the lounge flows into a separate dining room, creating an ideal space for family living and entertaining. A standout feature is the orangery-style conservatory, flooded with natural light and benefiting from bi-fold doors opening onto the rear garden.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, plus a spacious family bathroom.

Externally, the property benefits from a driveway with parking for two vehicles and an enclosed rear garden, providing a private outdoor space to enjoy.

Conveniently positioned close to local amenities, schools and Bridgend town centre, the property also offers excellent transport links via the M4 motorway. An excellent opportunity to acquire a spacious and well-maintained family home in a popular location. Viewing is highly recommended.





Accommodation

Hall

Lounge - 11' 2" x 11' 2" (3.40m x 3.40m)

Dining Room - 9' 2" x 8' 2" (2.79m x 2.49m)

Conservatory - 12' 2" x 8' 6" (3.71m x 2.59m)

Kitchen - 12' 2" x 8' 2" (3.71m x 2.49m)

Utility Room - 8' 2" x 5' 3" (2.49m x 1.60m)

Garage - 19' 8" x 7' 10" (5.99m x 2.39m)

W.C.

First Floor

Landing

Bedroom One - 10' 10" x 10' 10" (3.30m x 3.30m)

Ensuite

Bedroom Two - 10' 6" x 7' 10" (3.20m x 2.39m)

Bedroom Three - 8' 5" x 7' 9" (2.57m x 2.36m)

Bedroom Four - 7' 2" x 8' 5" (2.18m x 2.57m)

Shower Room

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Floorplan



Total floor area 117.6 m² (1,265 sq.ft.) approx

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