

HUNTERS®

HERE TO GET *you* THERE



Ffridd Las

Bridgend, CF31 5AF

£300,000



Council Tax: D



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General

Broadlands is a charming residential area located in Bridgend, Wales, known for its peaceful surroundings, excellent amenities, and convenient transport links. This popular neighbourhood offers a high quality of life to its residents by combining the benefits of urban living with the tranquility of suburban life.

Residents of Broadlands enjoy easy access to various transportation options, including regular bus services and nearby railway stations. The area is well-connected to major road networks, making it convenient for commuters to travel to nearby cities such as Cardiff and Swansea. Additionally, the beautiful Welsh coastline is just a short drive away, providing residents with easy access to stunning beaches and scenic walking trails.

Broadlands offers a range of local amenities to cater to the needs of its residents. The area boasts a selection of shops, supermarkets, restaurants, and leisure facilities, ensuring that residents have everything they need right on their doorstep. For those seeking outdoor activities, there are several parks and green spaces in the area, ideal for picnics, walks, and family outings.

Families with children will appreciate the excellent schools in the Broadlands area, providing high-quality education and enrichment opportunities for students of all ages. Additionally, the neighbourhood is home to a number of welcoming pubs and eateries, perfect for socializing with friends and neighbours.

Overall, Broadlands is a desirable place to live, offering a peaceful and picturesque setting while still providing easy access to essential amenities and transportation links. Whether you're looking for a

quiet retreat or a bustling community, Broadlands has something to offer for everyone.

Hallway

with carpets, skimmed walls and textured ceiling which is covered with central lighting, radiator, front door, stairs to first floor, doors to;

Cloakroom

off hallway with vinyl flooring, skimmed walls and textured ceiling which is covered with central lighting, window to side, radiator, wc and hand wash basin.

Lounge

12'11" x 11'0" (at widest) (3.94m x 3.35m (at widest)) with carpets, skimmed walls and textured ceiling which is covered with central lighting, radiator, bay window to front.

Kitchen dining

17'1" x 10'9" (at widest) (5.21m x 3.28m (at widest)) Carpets to flooring in dining and vinyl to kitchen, skimmed walls & textured ceiling which is covered, central light fittings, radiator, selection of base and wall units in dark oak and cream with marble effect worktops and tiled backsplash, sink and drainer with mixer tap, appliances to include electric oven, gas hob and electric hood and fridge freezer, open arch to utility.

Utility

with vinyl flooring, skimmed walls and textured ceiling with coving with central lighting, door to side, selection of base units in dark oak with marble effect worktops, wall mounted boiler.

Conservatory

11'7" x 9'8" (3.53m x 2.95m)
Garden room style conservatory with vinyl flooring,

two skimmed walls two sides to glazing, radiator, patio doors to rear, tinted glass roof, side lighting.

Landing

with carpets, skimmed walls and textured ceiling with central light fitting, attic access, wood balustrade with spindles, airing cupboard, doors to:

Master Bedroom

11'3" x 11'0" (3.43m x 3.35m)

With carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to front views, built in double wardrobes.

Ensuite

Vinyl floor, skimmed walls and textured ceiling with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with glass screens and thermostatic shower, radiator, window to front.

Bedroom 2

9'8" x 8'0" (2.95m x 2.44m)

With carpet, skimmed walls and textured ceiling with central light fittings, radiator, window to rear views.

Bedroom 3

8'0" x 7'9" (2.44m x 2.36m)

With carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to rear views.

Bathroom

6'7" x 6'4" (2.01m x 1.93m)

Vinyl flooring, tiled / skimmed walls, textured ceiling with central light fitting, 3 piece white suite hand basin, wc and bath, window to side.

Gardens

Open front garden which is mostly chipped with some decorative bushes, tarmac drive to side leading to single garage with up and over front door, power and lighting.

A beautifully landscaped rear garden which is enclosed with patio area against the back of the property, step up to rear lawn which has been surrounded by decorative chipped beds with a variety of bushes, trees and plants, with a wooden pagoda, open at back to rear green area and rear access to garage.



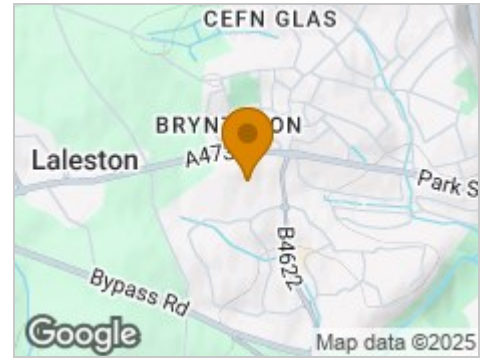
Road Map



Hybrid Map



Terrain Map



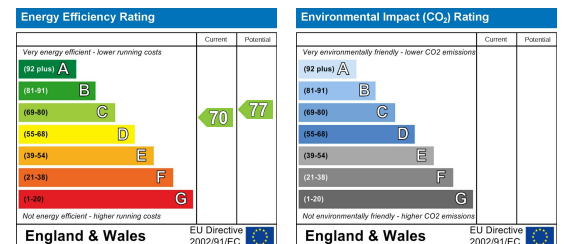
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.