



53 Heol Y Fronfraith Fawr

Broadlands, Bridgend, CF31 5FR

Offers Over £250,000

HARRIS & BIRT



An attractive brick built semi detached property located in a quite spot overlooking an open green on the ever popular Broadlands development on the outskirts of Bridgend. The accommodation is found in excellent condition and briefly comprises: entrance hall, WC, kitchen and living/dining room to the ground floor. Upstairs offers master bedroom with en suite shower room, a further two bedrooms and a family bathroom. Outside enjoys the benefit of off road driveway parking to the side, open side garden and an enclosed garden to the rear.

Broadlands is a popular development with its own primary school, pub and precinct of shops situated on the outskirts of Bridgend but still only a short drive from the town centre and its extensive facilities including a wide range of shops both national and local, well regarded schooling for all ages, library, hospital, sporting and recreational activities. Transport links particularly via the M4 and A48 towards Cardiff and beyond to the east as well as Swansea and beyond to the west. Bridgend train station is on the main Swansea – Cardiff – Paddington Line.



Accommodation

Ground Floor

Entrance Hall

The property is entered via solid front door with obscure glazed vision panels into main hall. Tiled floor. Pendant ceiling light. Radiator. Doors to all ground floor rooms.

WC

Modern two piece suite in white with features to include: low level, dual flush WC and pedestal wash hand basin with mixer tap and tiled splashbacks. Obscure glazed window to front. Continuation of tiled flooring from hall. Radiator. Pendant ceiling light.

Kitchen

Modern fitted kitchen in cream with features to include: a range of wall and base units with laminate worksurfaces and matching upstands. 1.5 bowl sink with mixer tap and draining grooves. Countertop four ring gas hob with stainless steel splashback, wall mounted extractor hood over and fan assisted electric oven below. Plumbing for undercounter washing machine. Space for free standing fridge/freezer. Cupboard housing Ideal Logic gas boiler. Window overlooking the front green. Wood effect tiled floor. Radiator. Cluster ceiling spotlights.

Living/Dining Room

French doors with windows either side opening onto rear gardens. Recessed under stairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling lights.

First Floor

Landing

Stairs from ground floor onto first floor landing. Fitted carpet. Recessed cupboard housing hot water tank and pressure system. Loft access hatch. Large picture window to side. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom

Window overlooking the front offering far reaching countryside views. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite Shower Room

Modern shower room with features to include: fully tiled shower cubicle with sliding door and wall mounted mains connected shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to front. Vinyl floor. Radiator. Ceiling spotlights. Shaving points. Extractor fan.

Bedroom Two

Window overlooking the rear garden. Fitted double wardrobe with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three

Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom

Modern three piece suite in white comprising panelled bath with mixer tap. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Vinyl floor. Wall mounted mirror. Radiator. Cluster ceiling spotlights. Shaving point. Extractor fan.

Outside

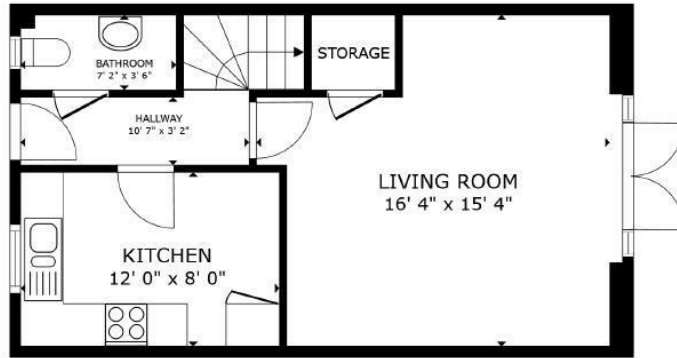
Open fronted lawn to the front with paved path leading to the front door. Further path leads to a pedestrian gate offering access to the rear garden. Further spacious parcel of lawn to the side. Off road driveway parking for two vehicles. The rear garden is mainly laid to lawn with a patio and enclosed via close boarded fencing to all sides. Wall lights.

Services

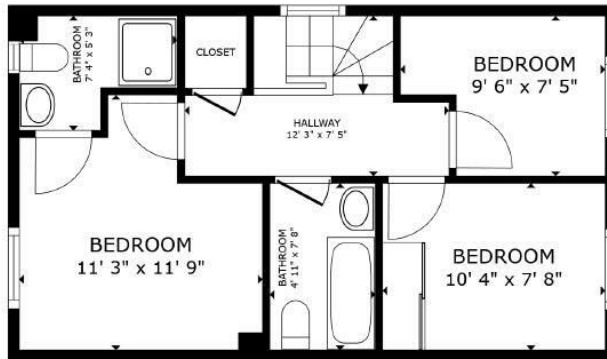
All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via boiler housed to cupboard in the kitchen.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 421 sq.ft. FLOOR 2 417 sq.ft.
 TOTAL : 839 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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