



Bro Dirion

£335,000

- Four-bedroom detached family home
- Private, tucked-away plot in the sought-after Broadlands development
- Detached single garage and driveway parking for several vehicles
- Close to schools, shops and local amenities
- Excellent access to M4 motorway links
- EPC Rating: Awaiting
- Council Tax Band E



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About the property

This four bedroom detached family home is positioned within a private, tucked away plot in the highly sought after Broadlands development and is offered to the market with no ongoing chain. The property provides spacious, versatile accommodation arranged over two floors, ideally suited to modern family living.

The ground floor comprises a light and generous entrance hall, a large main reception room featuring a bay window, and a second reception room suitable for use as a formal dining room, home office, playroom or additional living space. A bright open plan kitchen/diner sits at the heart of the home, supported by a separate utility room and a downstairs cloakroom.

To the first floor, the property offers four well-proportioned bedrooms, including a master bedroom with en suite shower room and fitted storage. A family bathroom serves the remaining bedrooms.

Externally, the home benefits from a detached single garage and a driveway providing parking for several vehicles, together with a private plot offering both peace and convenience.

Broadlands is a popular residential development, well placed for local schools, shops and amenities, and offering excellent access to M4 motorway links at both Pyle and Port Talbot. Bridgend town centre is a short drive away.

This property represents an excellent opportunity to acquire a spacious family home in a prime location. Viewing is recommended to appreciate the accommodation and setting on offer.





Accommodation

Entrance Hall

Reception Room - 11' 11" plus bay x 15' 11" (3.63m plus bay x 4.85m)

Kitchen/Diner - 16' x 9' 9" (4.88m x 2.97m)

Reception 2 - 10' 3" x 9' 2" (3.12m x 2.79m)

Utility Room - 9' 1" x 6' 5" (2.77m x 1.96m)

W.C.

First Floor

Landing

Bedroom One - 13' 7" x 11' 11" (4.14m x 3.63m)

Ensuite

Bedroom Two - 10' 11" x 10' (3.33m x 3.05m)

Bedroom Three - 9' 5" x 7' 8" (2.87m x 2.34m)

Bedroom Four - 9' 3" x 6' 11" (2.82m x 2.11m)

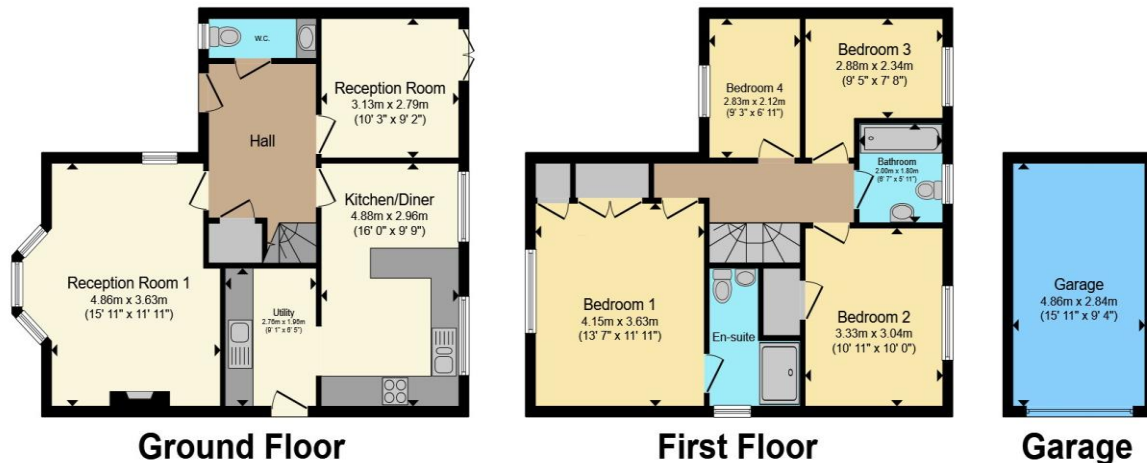
Bathroom

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Floorplan



Total floor area 129.9 m² (1,399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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