



## Hafod Wen offers over £280,000

- Three Bedroom Detached Family Home
- No Ongoing Chain
- Quiet Cul-de-Sac Location
- Detached Garage and Driveway Parking for Several Vehicle
- Popular Broadlands Development
- EPC Rating: C
- Council Tax Band: D



 3  2  1



## About the property

Situated in a quiet cul-de-sac of just four properties within the highly desirable Broadlands development, this spacious and well-presented three-bedroom detached family home with Garage is offered for sale with no ongoing chain.

The accommodation comprises an inviting entrance hallway, a convenient downstairs cloakroom, and a generous lounge positioned to the front of the property. To the rear, a spacious open-plan kitchen/diner provides the heart of the home, with ample space for dining and a range of appliances. French doors open directly onto the sunny, private rear garden.

To the first floor are three good-sized bedrooms, with the third currently utilised as a home office. The master bedroom benefits from built in wardrobes and an en-suite shower room, while a bright family bathroom serves the remaining bedrooms.

Externally, the property enjoys a low maintenance, sunny and private rear garden. A detached single garage offers excellent storage or potential for a variety of uses, complete with power, lighting, side access from the garden and an up-and-over door to the front. A driveway alongside the property provides tandem off-road parking for several vehicles.

Ideally located just off Greystone and close to Newbridge Fields, the property benefits from all the amenities Broadlands has to offer, including nearby schools, shops and recreational facilities. Excellent access to M4 motorway links at Bridgend and Pyle makes this an ideal choice for commuters.





# Accommodation

Entrance Hall

W.C.

**Lounge** - 16' 3" max x 12' 6" max ( 4.95m max x 3.81m max )

**Kitchen/Diner** - 15' 5" x 10' 1" ( 4.70m x 3.07m )

First Floor

Landing

**Bedroom One** - 12' 6" x 8' 7" ( 3.81m x 2.62m )

Ensuite

**Bedroom Two** - 10' 2" x 8' 10" ( 3.10m x 2.69m )

**Bedroom Three** - 8' 1" max x 6' 9" max ( 2.46m max x 2.06m max )

**Bathroom** - 6' 9" x 6' 3" ( 2.06m x 1.91m )

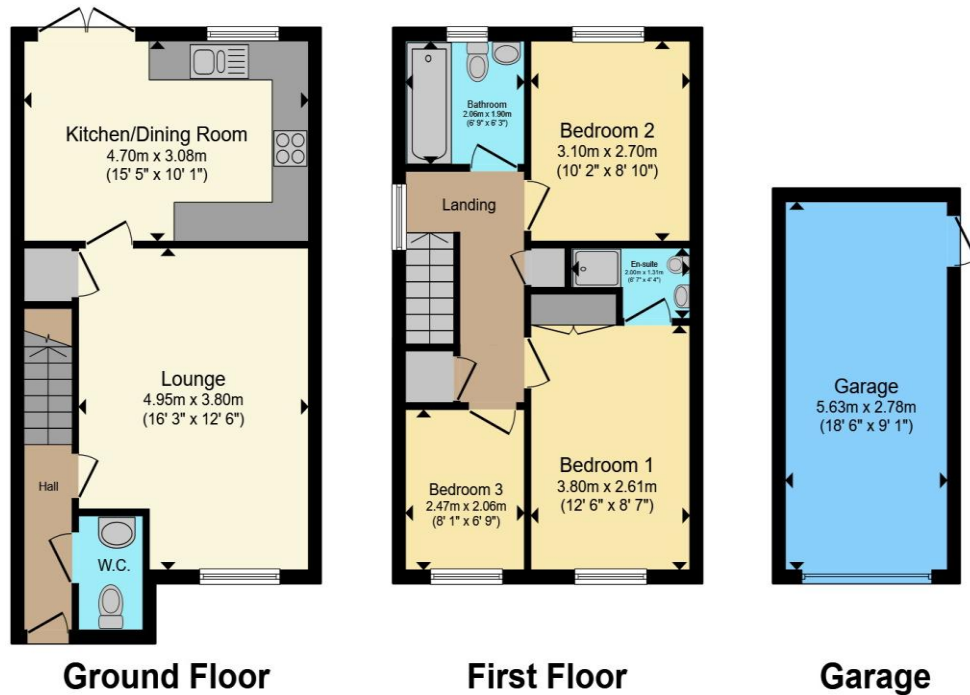
**Garage** - 18' 6" x 9' 1" ( 5.64m x 2.77m )

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## Floorplan



Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

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