

 5  4  3  
Bryn Dryslwyn, Bridgend  
offers over £600,000



## About the property

A well presented detached five bedroom property nestled off a private driveway on the popular Broadlands development. Conveniently located for local amenities, Newbridge Fields & J36 Of The M4. The Property Comprises; Entrance Hall, Lounge With Log Fire, Superb Open Plan Kitchen/Dining Room, Study, Cloakroom WC. First Floor Landing, Four Bedrooms, Two With En-Suites, A Family Bathroom. Second Floor Landing, Master Suite With Dressing Room And En-Suite. Externally The Property Enjoys; Private South-facing beautifully landscaped tranquil gardens, Off-Road Parking For Several Vehicles And A Detached Double Garage. EPC Rating: 'C'. Entrance through a composite door into the Entrance Hall which benefits from high-gloss porcelain floor tiles and a carpeted staircase leads to the First Floor Landing with an understairs storage cupboard. The Lounge is a spacious dual aspect reception room enjoying a contemporary wood-burning stove with tiled hearth, continuation of tiled flooring, two windows to the front elevation and French doors lead onto the rear decked balcony. A square arch opens into the superb Kitchen/Dining Room which has been fitted with a range of modern high-gloss white wall and base units with granite work surfaces. The first floor offers three double Bedrooms, a single Bedroom and a Family Bathroom. All three double Bedrooms enjoy built-in wardrobes with the two to the rear enjoying En-Suite Shower Rooms.

## Accommodation

### Lounge

23' 1" x 11' 4" ( 7.04m x 3.45m )

### Kitchen/Dining Room

20' 10" x 16' 10" ( 6.35m x 5.13m )

### Reception Room

9' 10" x 9' 9" ( 3.00m x 2.97m )

### Bedroom 1

20' 1" x 19' 11" ( 6.12m x 6.07m )

### Ensuite

11' 6" x 8' 8" ( 3.51m x 2.64m )

### Bedroom 2

8' 3" x 6' 5" ( 2.51m x 1.96m )

### Bedroom 4

11' 6" x 8' 10" ( 3.51m x 2.69m )

### Bedroom 5

12' 6" x 6' 8" ( 3.81m x 2.03m )



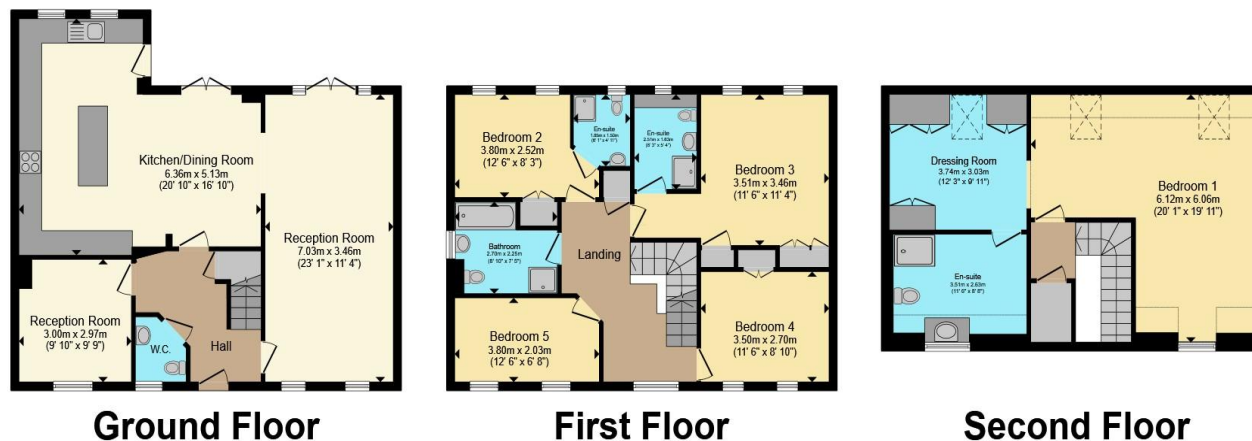






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Total floor area 203.5 m<sup>2</sup> (2,190 sq.ft.) approx

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