



Clos Y Cudyll Coch, Broadlands, Bridgend
County. CF31 5FW

£219,995



Clos Y Cudyll Coch, Broadlands, Bridgend County. CF31 5FW

LOVELY POSITION - Three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, kitchen, lounge/diner, three bedrooms with ENSUITE to master bedroom, family bathroom, ENCLOSED REAR GARDEN and TWO DEDICATED CAR PARKING SPACES. Early viewing highly recommended. NO ONWARD CHAIN.

£219,995 - Freehold

- Three bedroom semi detached house
- Downstairs WC / Small cul-de-sac location
- Ensuite to master bedroom
- Enclosed rear garden
- Two dedicated car parking spaces
- EPC - C / Council tax band - D
- NO ONWARD CHAIN



DESCRIPTION

Introducing this three bedroom semi detached house situated off a small cul-de-sac within the popular development of Broadlands. Broadlands is well served with shops, takeaways, School and public house and is within good road access to the A48, Bridgend town centre, coastal areas of Porthcawl and Ogmere By Sea. IDEAL FIRST TIME PURCHASE AND NO ONWARD CHAIN.

ENTRANCE

Via part glazed composite front door into entrance hall finished with skimmed ceiling, ceiling mounted smoke detector, emulsioned walls, skirting and LVT Project flooring. Stairs to the first floor.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, light fitting, emulsioned ceiling and walls, ceramic tiles to the splash back, radiator, wall mounted fuse box, skirting and a continuation of the LVT floor. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap.

KITCHEN (8' 8" x 11' 10") or (2.65m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind, central spot lights, emulsioned ceiling and walls, skirting and tile effect LVT project flooring. A range of low level and wall mounted units in shaker style white with brushed chrome handles and a complementary roll top work surface with splash back plinth. Inset one and a half basin sink with mixer tap and drainer. Integrated waist height electric oven with space for microwave above. Four ring gas hob with overhead extractor hood and stainless steel splash back. Space for high level fridge/freezer and plumbing for automatic washing machine. Integrated dishwasher. Wall mounted gas fired boiler.

L-SHAPED LOUNGE/DINING ROOM (13' 7" x 15' 9") or (4.15m x 4.80m)

Overlooking the rear garden via PVCu double glazed window with a fitted roman blind and PVCu double glazed French doors leading out to the rear patio. Emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Wall mounted feature electric fire to remain. Under stairs storage cupboard.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, ceiling mounted smoke detector and fitted storage cupboard housing hot water tank with additional shelving.

FAMILY BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, ceramic tiles to all splash back areas, radiator and LVT Project flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment.

BEDROOM 1 (9' 10" x 12' 4") or (3.0m x 3.75m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Recessed storage with pull down hanging rail. Door way through into the ensuite.



EN SUITE

PVCu frosted glazed window to the front, ceiling mounted extractor, emulsioned ceiling and walls, ceramic tiles to all splash back areas, radiator, skirting and LVT flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and corner shower cubicle with fully glazed doors housing a plumbed shower.

BEDROOM 2 (8' 10" x 9' 6") or (2.70m x 2.90m)

Overlooking the rear via PVCu double glazed window fitted with a day/night roller blind, emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (9' 2" x 6' 1") or (2.80m x 1.85m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to patio and lawn with a timber storage shed and side gated access back to the front of the property where there is two dedicated car parking spaces.

NOTE


We have been advised that the property is freehold, however title deeds have not been inspected.

DIRECTIONS

On entering Broadlands from the A48 at the roundabout turn left. At the next roundabout turn left and follow this road along. At the top bear right, turn right and right again into Clos y Cudyll Coch where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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