



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

£209,950



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Lovely positioned three bedroom semi detached house comprising entrance hall, downstairs w.c. kitchen, lounge/diner, three bedrooms, EN SUITE to the master bedroom, family bathroom, enclosed rear garden and TWO DEDICATED CAR PARKING SPACES. Early viewing recommended.

£209,950 - Freehold

- Three bedroom semi detached house
- Small cul-de-sac location
- En suite to the master bedroom
- Downstairs w.c.
- Enclosed rear garden / two dedicated parking spaces
- EPC - C / Council tax band - D



DESCRIPTION

Introducing this three bedroom semi detached house situated off a small cul-de-sac within a popular development of Broadlands. Broadlands is well served with shops, takeaways, schools and public house and is within good road access to the A48, Bridgend town centre and the coastal areas of Porthcawl and Ogmore by Sea. Ideal first time purchase.

ENTRANCE

Via wooden door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with centre light, emulsioned walls, skirting, radiator and fitted carpet. Stairs leading to the first floor.

DOWNSTAIRS W.C. (5' 11" x 2' 11") or (1.80m x 0.90m)

Emulsioned ceiling with centre light, emulsioned walls with tiling to splash back areas, skirting and tiled flooring. Radiator and PVC frosted double glazed window overlooking the front of the property. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap.

KITCHEN (11' 7" x 8' 7") or (3.53m x 2.62m)

Emulsioned ceiling with centre spot lights, emulsioned walls, radiator and tiled flooring. A range of base and wall units in walnut with chrome handles and complementary roll top work surface housing a one and half stainless steel sink with chrome mixer tap. Integrated electric oven and gas hob with four ring burner, chrome overhead extractor fan and splash back. Space for washing machine, dishwasher and fridge/freezer. Cupboard housing the combination boiler and PVCu double glazed window overlooking the front of the property.

LOUNGE (15' 9" x 13' 7") or (4.79m x 4.14m)

Emulsioned ceiling with two pendant lights, emulsioned walls, skirting, radiator and a continuation of the fitted carpet. PVCu double glazed window overlooking the rear of the property and PVCu French doors leading out to the rear garden. Door leading to an under stairs storage area.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Emulsioned ceiling with centre pendant light, smoke alarm, loft access, emulsioned walls and a continuation of the fitted carpet. Airing cupboard housing the hot water tank.

FAMILY BATHROOM

Emulsioned ceiling with centre light and extractor fan, part emulsioned / part tiled walls, skirting, tiled flooring, radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with chrome taps.

BEDROOM 1 (12' 2" x 9' 8") or (3.72m x 2.94m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Space over the stairway for fitted wardrobes. Door leading into the en suite.



EN-SUITE (5' 9" max x 5' 1" max) or (1.76m max x 1.56m max)

Emulsioned ceiling with centre light and extractor fan, part emulsioned / part tiled walls, skirting and tiled flooring in marble effect. Radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and freestanding shower with glass screen and overhead chrome shower.

BEDROOM 2 (9' 3" x 8' 8") or (2.81m x 2.63m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (9' 1" x 6' 2") or (2.77m x 1.87m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

OUTSIDE

Enclosed rear garden laid to patio and lawn, large space to the side for a freestanding shed and side access.


The front of the property is laid to Astroturf with pathway leading to the front door and parking for two vehicles.

NOTE

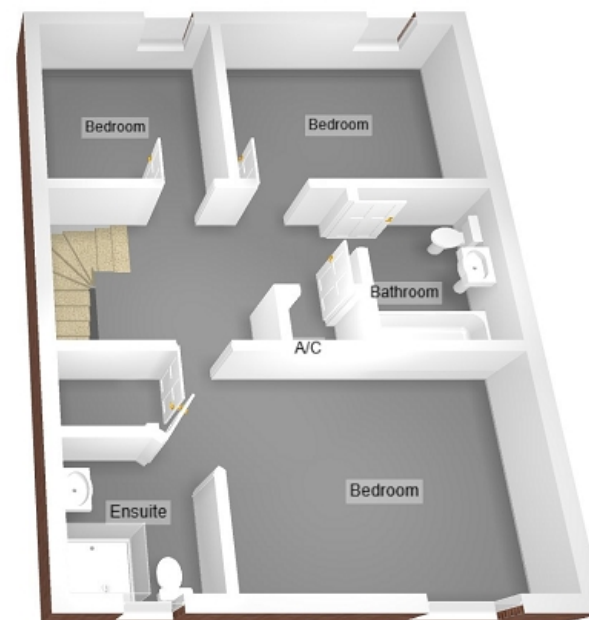
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	77	
(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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