



1, Clos Taylor
Bridgend, CF35 6GQ

Watts
& Morgan

1 Clos Taylor

Coity, Bridgend CF35 6GQ

£310,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

We are pleased to present to the market this well presented four bedroom detached property situated on a popular new development in Coity. A short distance from Junction 36 of the M4 with great access to both Cardiff and Swansea. A short drive from Bridgend Town Centre. Accommodation comprises; entrance hall, WC, living room, kitchen/diner. First floor landing, master bedroom with en-suite, three further bedrooms and family bathroom. Externally enjoying driveway for 2 vehicles, single detached garage partly converted to an office/gym and a private enclosed rear garden with patio and laid to lawn. EPC Rating "B"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via an obscured glazed composite door into a tiled hallway with carpeted staircase to first floor landing with a storage cupboard. WC with pedestal wash-hand basin and tiled flooring.

The living room is a spacious size with dual aspect uPVC windows to the front and side elevations. Further benefiting from laminate flooring and recess spotlights.

The kitchen/diner has been comprehensively fitted with shaker style wall and base units with laminate work surfaces. Integral appliances to remain include; 'Electrolux' 4-ring electric hob with extractor fan over, 'Electrolux' dishwasher, 'Electrolux' fridge freezer, 'Electrolux' double oven. Further features include a continuation of tiled flooring. The utility is fitted with shaker style base units, laminate work surfaces and houses the integral 'Electrolux' washing machine, tiled walls, uPVC window to the front elevation, uPVC French doors lead to the rear garden and stainless steel sink and drainer with mixer tap.

FIRST FLOOR

The first floor landing with access to a fully boarded loft hatch and storage cupboard housing the 'Thermo Evocyl' water tank and carpeted flooring throughout the first floor.

The master bedroom is a good size double bedroom with uPVC window to the front elevation and fitted wardrobes. A white 3-piece en-suite comprising; double shower with fully tiled walls, pedestal wash-hand basin with mixer tap and low level WC. Further features include; a chrome heated towel rail, vinyl flooring, half tiled wall and recessed spotlights.

Bedroom two is a further double bedroom with uPVC window to the rear elevation, a fitted wardrobe and ample space for bedroom furniture.

Bedroom three is a double bedroom with dual aspect uPVC windows to the front, side and rear elevations and has a fitted wardrobe.

Bedroom four is a generous single bedroom with dual aspect uPVC windows to the side and front elevation, recessed space for wardrobes and ample space for bedroom furniture.

GARDENS AND GROUNDS

The property is accessed off Clos Taylor onto a tarmac driveway for 2/3 vehicles leading to a half size garage with full power. Pedestrian access to the front with shrubs and garden flowers. To the South West facing garden has a patio area, laid to lawn, ideal for garden furniture. Access to the driveway to the side of the property, electric power points and French doors to a partly converted garage benefiting laminate flooring and underfloor heating, recessed spotlights and a loft hatch, ideal for office space.

SERVICES AND TENURE

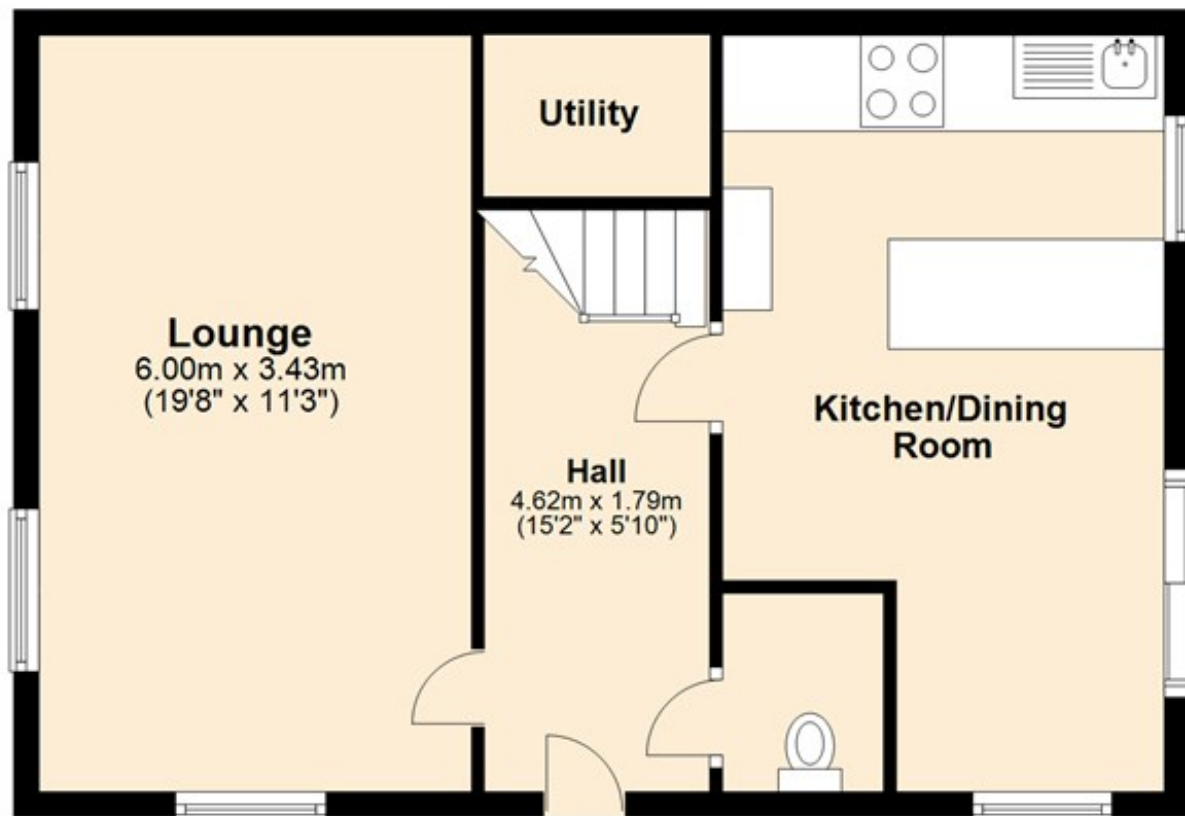
All mains services connected. Freehold.

There is a maintenance charge for this estate but not applicable until estate is completed and those costs are to be confirmed.



Ground Floor


Approx. 53.5 sq. metres (576.1 sq. feet)

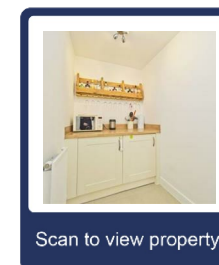


Total area: approx. 96.3 sq. metres (1036.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



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