



4, Clos Castell Newydd  
Bridgend, CF31 5DR

Watts  
& Morgan



# 4, Clos Castell Newydd

Broadlands, Bridgend CF31 5DR

**£475,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

We are delighted to offer to the market this well presented 4 bedroom detached family home with 2 en-suite bedrooms and a wonderful landscaped rear garden. This spacious property is situated in a quiet cul-de-sac in the popular development of Broadlands, Bridgend. Within walking distance of local schools and shops. Close proximity to Bridgend Town Centre and great commuter access via Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, dining room, study, WC, kitchen/breakfast room, utility and conservatory. First floor, main double bedroom with en-suite shower room, further bedroom with en-suite, 2 further double bedrooms and a family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, double garage with electric doors, front landscaped garden and rear enclosed well presented garden set over various tiers with an array of colourful flowers and shrubs . EPC Rating; 'C'

## Directions

- Bridgend Town Centre 2.5miles • Cardiff City Centre 21.5 miles • M4 (J36) 4.5 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Access via a uPVC door into the entrance hallway offering Karndean flooring, large understairs storage cupboard and staircase rising to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wall-mounted wash hand basin.

The spacious living room offers carpeted flooring, a central feature electric fireplace, uPVC windows to the front and fully glazed doors opening out into a dining area. The dining room offers fitted carpets and window overlooking the rear garden. The study is a versatile room with laminate flooring and windows to the front. The kitchen/breakfast room has been comprehensively fitted with a range of solid oak wall and base units and complementary laminate roll top work surfaces over. Integral appliances to remain include fridge, freezer, dishwasher, 7-ring hob, 'Favel' range double oven and grill with extractor fan. Ample space for freestanding breakfast table, and vinyl flooring. There is an archway leading into utility and double doors opening out into the conservatory. The conservatory offers newly laid vinyl flooring and patio doors opening out onto the rear garden. The utility is fitted with coordinating wall and base units and work surfaces over. Space and plumbing are provided for 2 appliances. The utility houses the new 'Worcester' gas condensing boiler (Nov 2023 with a 10 year guarantee). A side door provides access out onto the side garden.

### FIRST FLOOR

The first-floor landing offers carpeted flooring; built-in airing cupboard housing the hot water tank and provides access to the loft hatch.

Bedroom One is a spacious double bedroom with built-in wardrobes, carpeted flooring, windows to the front and leads into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising, a separate shower cubicle, WC and wash hand basin within unit. Also featuring tiled walls and Floorgrip vinyl flooring with a window to the front. Bedroom Two is a further double bedroom with carpeted flooring, built-in wardrobes, and a window to the rear. The second en-suite is also fitted with a 3-piece suite comprising, shower cubicle, wash hand basin and WC and floorgrip vinyl flooring. Bedroom Three offers fitted carpets built-in wardrobe and windows to the rear. Bedroom Four is a final double bedroom with laminate flooring and windows to the front. The family bathroom is fitted with a 3-piece white suite comprising, panelled bath with overhead electric shower, WC and pedestal wash hand basin. Also features newly laid floorgrip vinyl flooring, tiled walls, and a window to the rear.

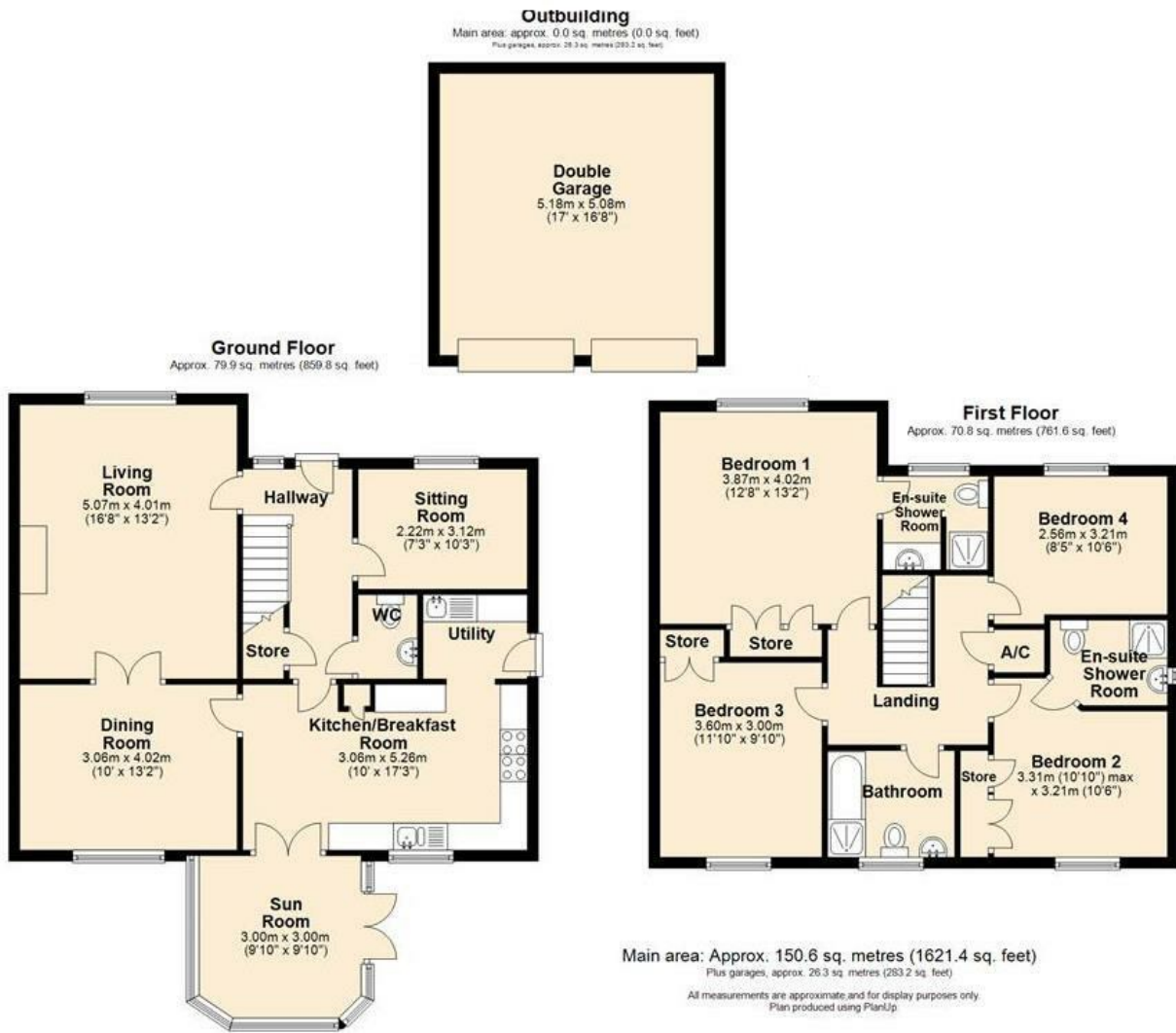
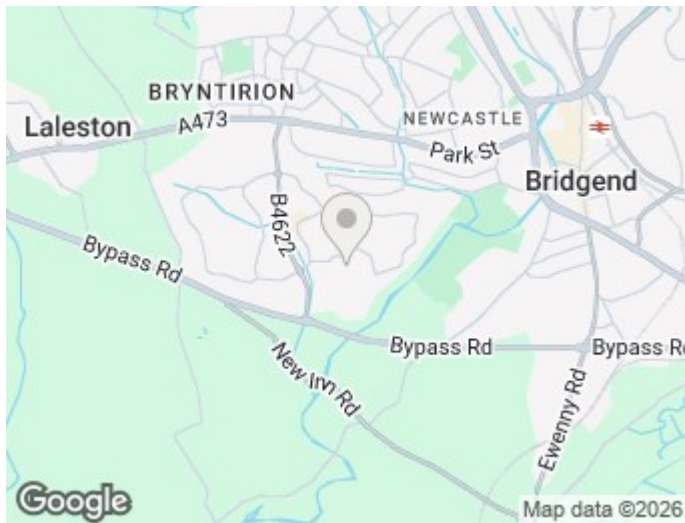
### GARDENS AND GROUNDS

No. 4 is accessed off a quiet cul-de-sac. To the front of the property is a landscaped lawn garden with an array of mature shrubs and flowers while steps lead down to the front door. Benefitting from a double garage with full power supply and electric up and over doors and further loft storage space. There is a private driveway providing off road parking for multiple vehicles. There is side access via both sides of the property into the rear garden. The rear garden is a beautifully presented landscaped garden set over 2 tiers with a large lawn area with a range of mature shrubs and flowers. There is a raised decked area ideal for outdoor furniture. Steps lead down to a lower woodland area with a large outdoor shed. The garden benefits from two outside water taps and a private aspect with no overlooking properties and tall woodland behind creating further privacy during the summer months

### ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "C". Council Tax band ""

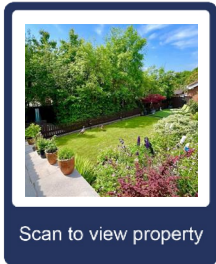




**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	<b>80</b>

EU Directive 2002/91/EC



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.



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