



1, Clos Y Cudyll Coch  
Bridgend, CF31 5FW

Watts  
& Morgan



# 1, Clos Y Cudyll Coch

Bridgend CF31 5FW

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**£195,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A perfect first time purchase or investment property a well presented two double bedroom end terrace property situated in a popular location in Broadlands. Just a short walk from the local shopping precinct with shops, schools and amenities. Walking distance to Newbridge Fields and Bridgend Town Centre. This well presented property comprises of entrance hall, kitchen, WC, lounge, conservatory/dining room. First floor two double bedrooms with built-in wardrobes and a shower room. Externally offering a private drive to the side with off-road parking for two vehicles and a generous landscaped rear garden.

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## Directions

\* Bridgend Town Centre - 2.2 Miles \* Cardiff City Centre - 26.0 Miles \* J36 of the M4 -3.4 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring, carpeted staircase leading to the first floor and all doors lead off.

The kitchen to the front of the property has been fitted with a range of coordinating wall and base units with complementary work surfaces over, tiled splashback, vinyl flooring and a window to the front. Integrated appliances include 4-ring gas hob with integrated oven and grill and stainless steel extractor hood over. Space is provided for a freestanding fridge freezer and washing machine and one cupboard houses the gas boiler.

The ground floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin with laminate flooring.

To the rear is the living room, a lovely size reception room with built-in understairs storage cupboard, laminate flooring and a wall mounted electric fireplace. Double doors open into the conservatory.

The conservatory is a great addition offering a flexible living space with laminate flooring, windows overlooking the rear garden and double doors opening out to the rear garden.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom one is a double bedroom with bespoke built-in wardrobes, carpeted flooring and window to the rear. Bedroom two is a second double bedroom with carpeted flooring, bespoke built-in wardrobes and window to the rear. The shower room is fitted with a 3-piece suite comprising of a walk-in double shower with glass screen, WC and wash-hand basin with tiling to the walls, tiled flooring and extractor fan fitted.

### GARDENS AND GROUNDS

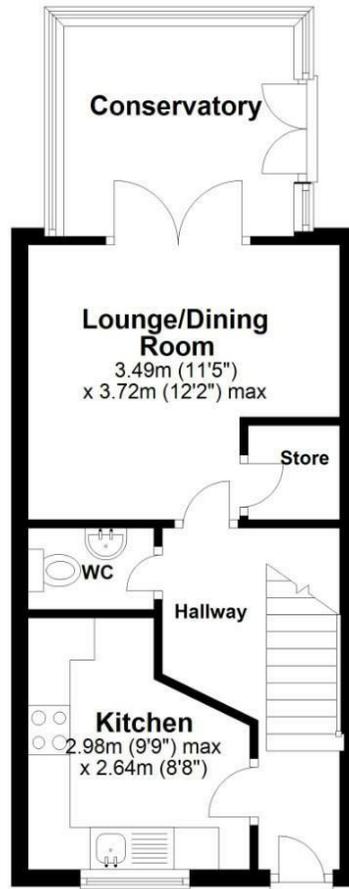
Approached off Clos Y Cudyll Coch No.1 benefits from a private driveway to the side with off-road parking for two vehicles, a timber gate provides access to the rear garden. To the rear is a generous corner plot. The garden has been beautifully landscaped with a spacious patio area perfect for outdoor furniture, the remainder is laid to lawn with outdoor storage shed and raised seating areas.

### ADDITIONAL INFORMATION

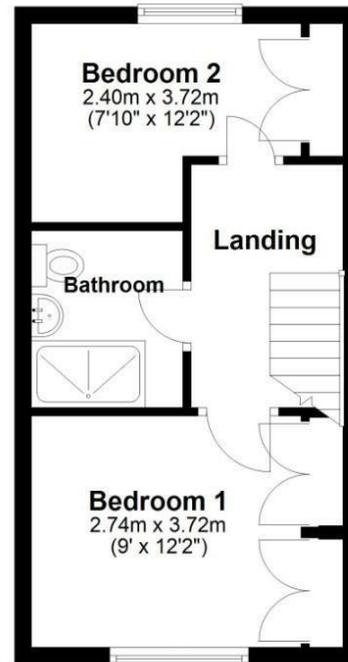
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C".



**Ground Floor**  
Approx. 34.6 sq. metres (372.3 sq. feet)



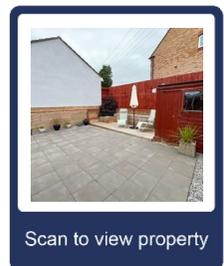
**First Floor**  
Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property



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