



4, Cwmcoed  
Bridgend, CF32 8SW

Watts  
& Morgan



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Bettws, Bridgend CF32 8SW

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**Guide Price £375,000 - £395,000**

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

**\*\* GUIDE PRICE £375,000 - £395,000 \*\***

An executive three double bedroom detached family home situated in a sought-after location in Bettws. The property is being sold with no onward chain with wonderful mountain views. The spacious home comprises of grand hallway, lounge, open plan kitchen/dining room, sitting room, utility. First floor landing, bedroom one with 4-piece ensuite, two further double bedrooms and a luxurious 4-piece bathroom. Externally offering a private driveway to the front with off-road parking, integrated garage and landscaped tiered garden with bespoke outdoor bar. Chain free.

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### Directions

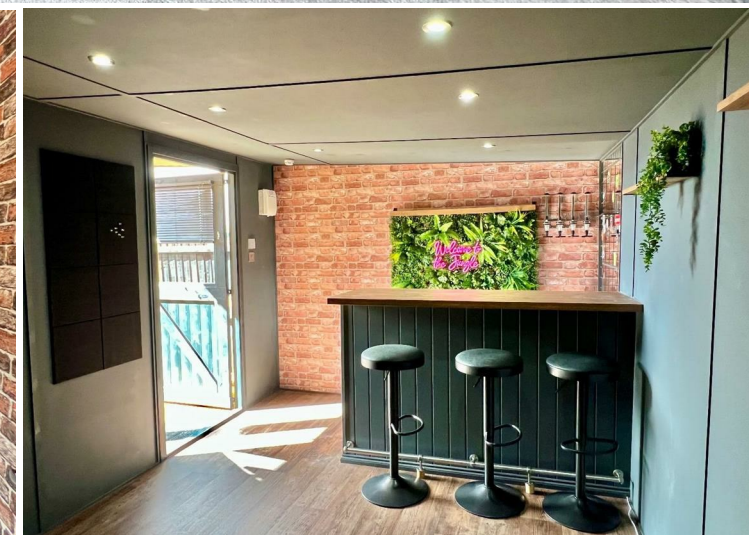
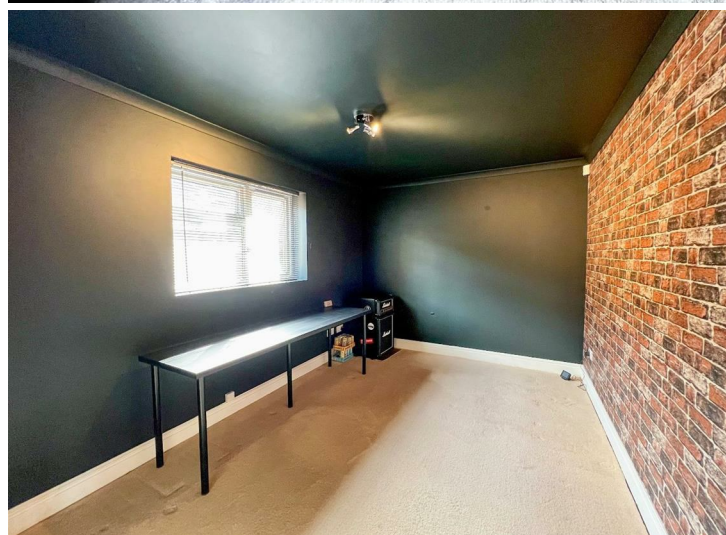
\* Bridgend - 5.0 Miles \* Cardiff - 26.0 Miles \* J36 of the M4 - 4.0 Miles

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**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door leading into the grand hallway with laminate flooring and a staircase leading up to the galleried landing. There is access to the ground floor cloakroom fitted with a WC and a wash hand basin. Steps lead down in the main living room with carpeted flooring and double doors lead out onto a raised decked area with wonderful mountain views. The open plan kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, tiled flooring and double doors opening out to the rear garden. Integrated appliances include fridge freezer, dish washer, 4-ring gas hob with oven, grill and extractor hood over. There is ample space for a freestanding dining table. The sitting room/study is a versatile second reception room with carpeted flooring and windows to the front. The utility is fitted with coordinating base units with work surfaces over and space and plumbing for appliances. There is a door leading into the garage.

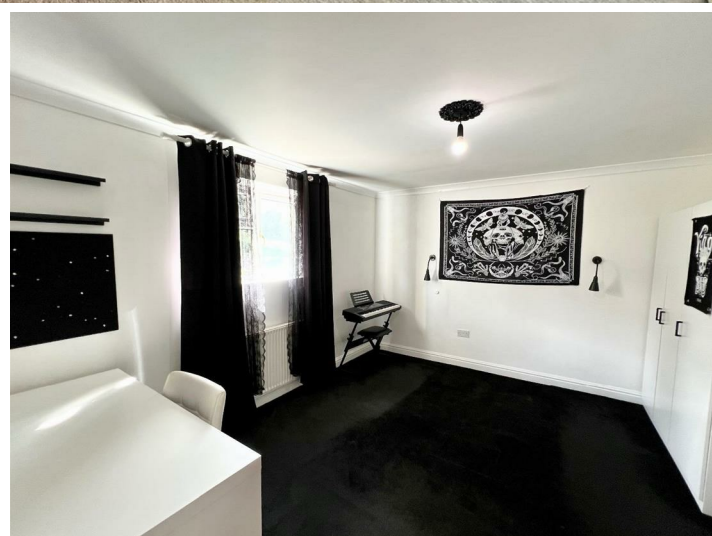
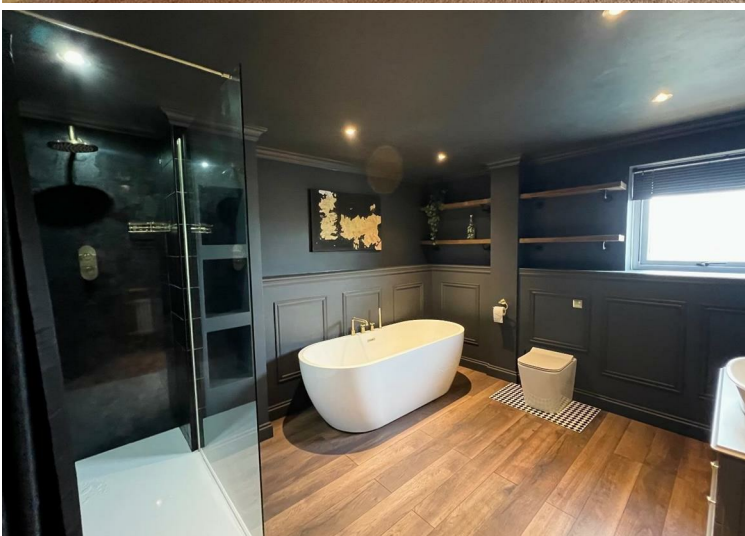
The first-floor galleried landing has access to the loft hatch and all doors lead off. Bedroom one is a spacious double bedroom with built-in wardrobes, carpeted flooring and windows to the rear with wonderful views. Leading into a spacious ensuite bathroom fitted with a 4-piece suite comprising of a bathtub, shower enclosure, WC and wash-hand basin with laminate flooring, tiling to the walls and a window to the front. Bedroom two is a second double bedroom with carpeted flooring and windows to the rear with wonderful views. Bedroom three is a third double bedroom with carpeted flooring and windows to the front. The family bathroom is fitted with a 4-piece luxurious suite comprising of a freestanding bathtub, double walk-in shower enclosure, WC and wash-hand basin with laminate flooring, panelling to the walls and window to the rear.

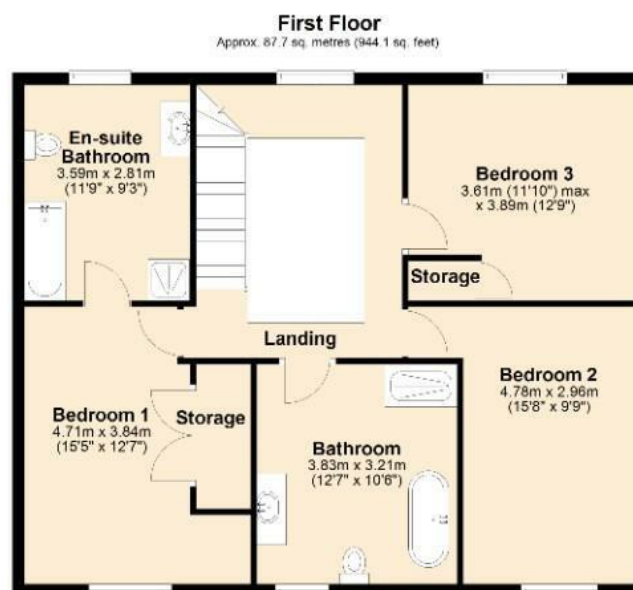
### GARDENS AND GROUNDS

Approached off Cwmcoed No.4 benefits from a spacious block pavia driveway to the front with off-road parking for numerous vehicles in front of the single integrated garage with electric up and over door. There is side access around. To the rear of the property is a fully enclosed tiered garden with a raised decked area perfect for outdoor furniture with wonderful mountain views and outdoors storage shed. The lower section is laid with slate chippings, perfect for outdoor furniture and there is a bespoke timber framed outbuilding currently utilised as a bar area with power and light supply with a covered seated decked area. Potential to add a rear gate for rear access.

### ADDITIONAL INFORMATION

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

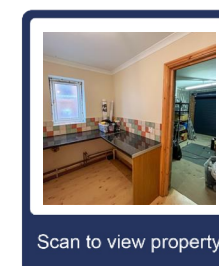




Main area: Approx. 181.5 sq. metres (1953.5 sq. feet)  
Plus outbuildings, approx. 23.4 sq. metres (251.8 sq. feet)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>England &amp; Wales</b>                  | EU Directive<br>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.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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