



18, Heol Millward
Bridgend, CF35 6GX

Watts
& Morgan

18 Heol Millward

Coity, Bridgend CF35 6GX

£320,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern four-bedroom detached property situated on a popular new development in Coity. The home is ideally located just a short walk from local shops, schools and amenities, while offering convenient access to Bridgend Town Centre, local transport links and J36 of the M4. The well-presented accommodation comprises an entrance hallway, a spacious living room, a ground-floor WC, an open-plan kitchen/dining room and a separate utility room. To the first floor, the landing leads to the main bedroom, which benefits from built-in wardrobes and an en-suite shower room, along with three further good-sized bedrooms and a modern family bathroom. Externally, the property offers a private driveway with ample off-road parking, a single garage and a landscaped rear garden—an ideal space for outdoor living and entertaining.

Directions

* Bridgend Town Centre- 0.8 Miles * Cardiff City Centre - 21.2 Miles * J36 of the M4 Motorway - 1.8 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered into the main hallway, the property features laminate flooring, a staircase rising to the first-floor landing and a built-in storage cupboard, with doors leading to all ground-floor rooms. The living room is a generous reception space with carpeted flooring and a front-facing bay window, offering an ideal setting for living room furniture. The ground-floor WC is fitted with a two-piece suite comprising a WC and wash-hand basin, with laminate flooring and half-tiled walls. To the rear is the open-plan kitchen/dining room, benefiting from continued laminate flooring, patio doors opening onto the garden and an additional rear-facing window. Recessed spotlighting and ample space for a dining table create a bright and sociable layout. The kitchen is fitted with coordinating shaker-style wall and base units, complementary work surfaces and matching splashbacks. Integrated appliances to remain include a fridge/freezer, eye-level double oven and grill, dishwasher and a 4-ring induction hob with stainless-steel splashback and extractor hood. A built-in pantry cupboard provides extra storage, and the adjoining utility area offers base units, work surfaces and space for a washing machine.

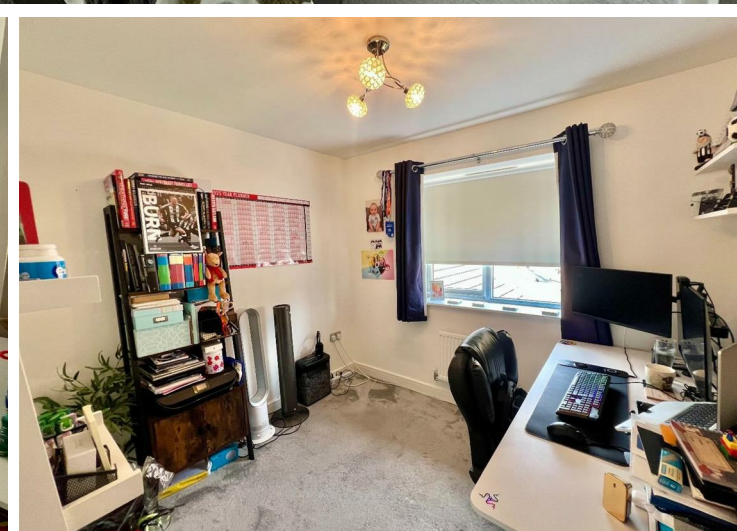
The first-floor landing features carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom with two sets of built-in wardrobes, carpeted flooring and a front-facing bay window. The en-suite shower room includes a double walk-in shower enclosure, WC and wash-hand basin, with tiled walls and flooring. Bedroom Two is another double bedroom with carpeted flooring, built-in wardrobes and a rear-facing window. Two further good-sized bedrooms also feature carpeted flooring. The family bathroom is fitted with a three-piece suite comprising a bathtub, WC and wash-hand basin, with spot lighting and half-tiled walls.

GARDENS AND GROUNDS

Accessed off Heol Millward, the property features a private driveway providing ample off-road parking for two vehicles in front of the single garage, which includes a manual up-and-over door and a power supply. A side gate offers convenient access into the rear garden. To the rear, the property enjoys an enclosed, landscaped garden arranged over two levels. The lower patio area includes a gazebo, creating an ideal space for outdoor furniture and entertaining. The remainder of the garden is laid to lawn and complemented by a further decked seating area, offering multiple zones for relaxation.

ADDITIONAL INFORMATION

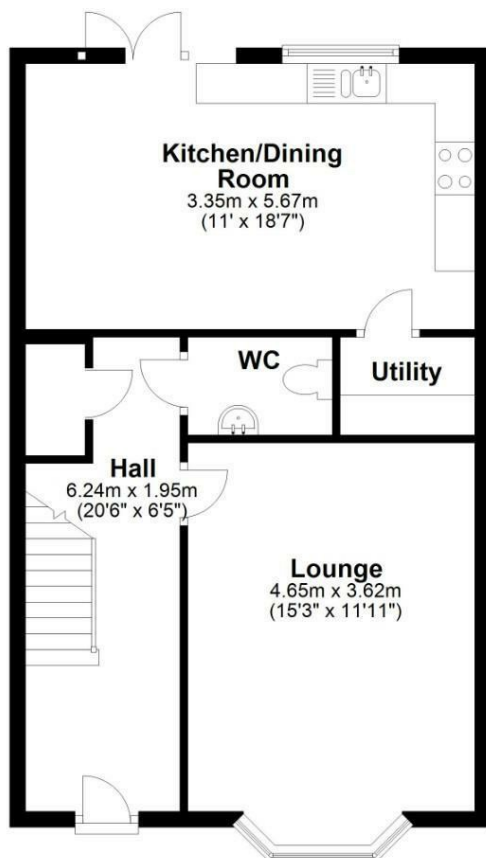
Freehold. All mains services connected. EPC Rating "B", Council Tax band "E". Estate management fees apply.





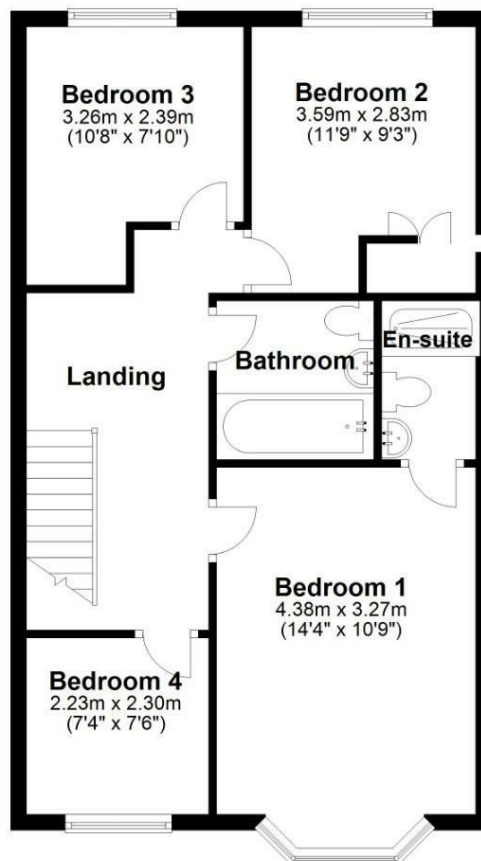
Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



First Floor

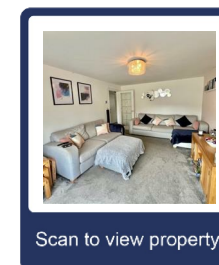
Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

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		94
(81-91) B	85	
(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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