



31, Clos Castell Newydd
Bridgend, CF31 5DR

Watts
& Morgan



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Bridgend CF31 5DR

£450,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A well presented 4 bedroom detached family home with 2 en-suite bedrooms and a wonderful landscaped rear garden. This spacious property is situated in the popular development of Broadlands, Bridgend. Within walking distance of local schools and shops and close proximity to Bridgend Town Centre and great commuter access via Junction 36 of the M4. Accommodation comprises; entrance hall, living room, dining room, WC, kitchen/diner, utility and conservatory. First floor, main double bedroom with en-suite shower room, further double 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, front lawned garden and rear enclosed well presented garden with decking and gravelled areas.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a uPVC front door, the welcoming entrance hallway features Kardean flooring, a useful storage cupboard, and a carpeted staircase rising to the first floor. A convenient ground floor WC is fitted with vinyl flooring and a modern two-piece suite comprising a WC and wash hand basin.

The spacious living room is beautifully presented with carpeted flooring, a central feature electric fireplace, and a front-facing uPVC window that fills the room with natural light. Fully glazed internal doors open into the dining room, creating an ideal layout for both everyday family living and entertaining. The dining room is fitted with carpet and enjoys pleasant views over the rear garden.

The generously proportioned kitchen/breakfast room is fitted with a contemporary range of wall and base units complemented by coordinating work surfaces. Integrated appliances include a fridge/freezer, four-ring gas hob, oven and extractor hood. There is ample space for a breakfast table and chairs, while cushioned vinyl floor tiles provide a practical finish. A rear-facing window and sliding patio doors allow plenty of natural light and provides access to the conservatory.

The conservatory is a superb additional reception room, finished with attractive LVT flooring and French doors opening onto the rear garden, creating an excellent space to relax while enjoying views of the outdoors.

Leading from the kitchen, the utility room is fitted with matching wall and base units with complementary work surfaces, together with space and plumbing for two appliances. A side access door provides direct access to the garden.

To the first floor, the carpeted landing gives access to four well-proportioned double bedrooms, two en-suite shower rooms, the family bathroom and a useful storage cupboard.

The main bedroom is a generous front-facing double room featuring carpeted flooring, three built-in wardrobes providing excellent storage, and a front-facing window. It also benefits from a private en-suite shower room, fitted with a modern three-piece suite comprising a shower cubicle, WC and wash hand basin, complemented by fully tiled walls and vinyl flooring.

Bedroom Two is another spacious double bedroom, enjoying carpeted flooring, built-in wardrobes and a rear-facing window. It also benefits from its own en-suite shower room, fitted with a shower cubicle, WC and wash hand basin, together with vinyl flooring.

Bedroom Three is a further generous double bedroom, complete with carpeted flooring and a rear-facing window overlooking the garden.

Bedroom Four is another well-sized double room, positioned to the front of the property and offering carpeted flooring together with a front-facing window.

Completing the first floor is the family bathroom, fitted with a modern three-piece suite comprising a bath with overhead shower, WC and wash hand basin. The room is finished with vinyl flooring, partially tiled walls and a side-facing window.

GARDEN AND GROUNDS

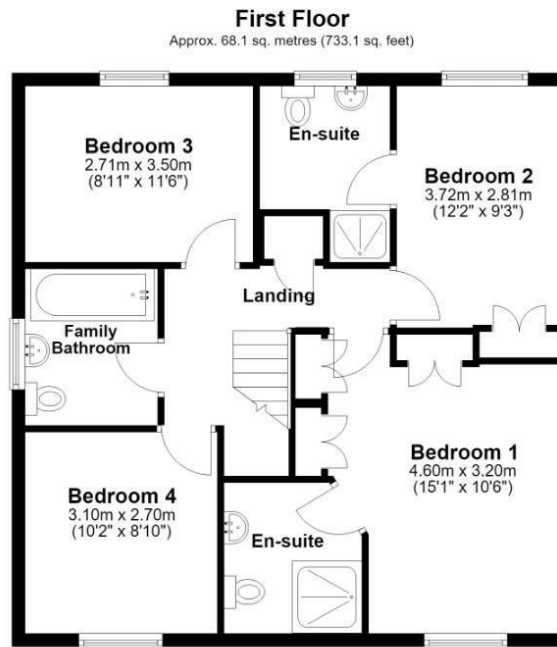
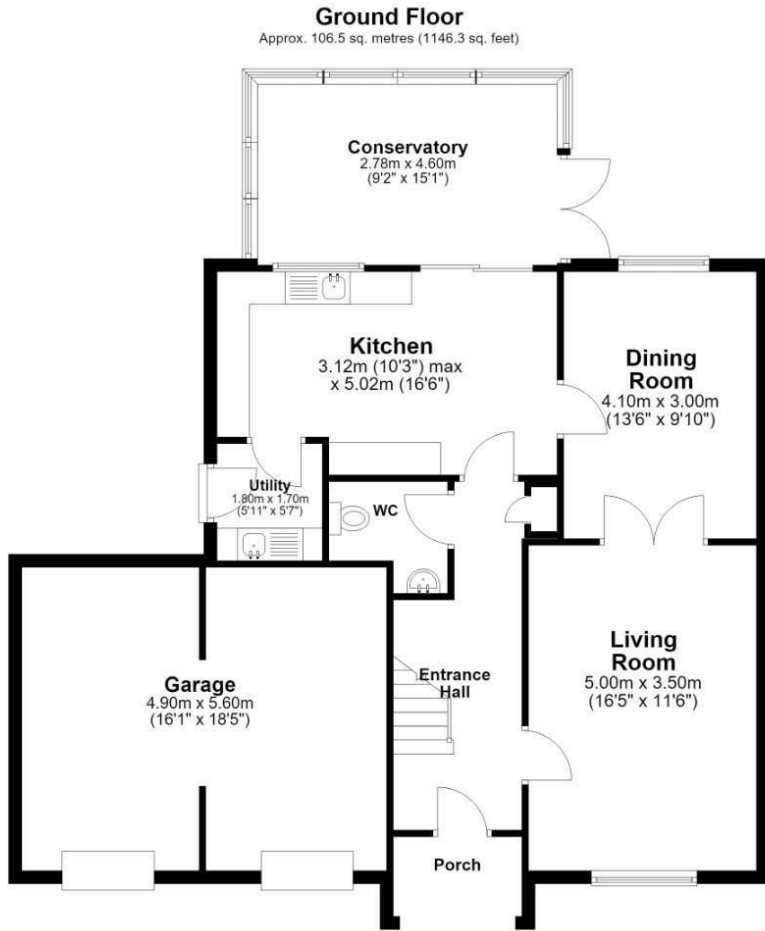
Approached off Clos Castell Newydd, Number 31 benefits from a neatly maintained front lawn alongside a private driveway providing off-road parking for multiple vehicles, which in turn leads to the integral double garage.

To the rear, the property enjoys a private, low-maintenance garden designed for both relaxation and entertaining. The garden features two decked seating areas alongside attractive gravelled sections, offering a variety of spaces to enjoy throughout the day. The garden benefits from a pleasant, secluded outlook with no direct rear overlooking, creating a peaceful outdoor setting.

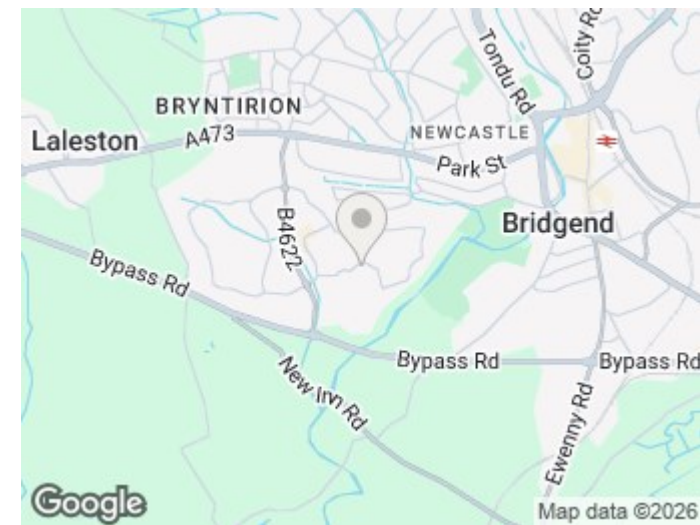
ADDITIONAL INFORMATION

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



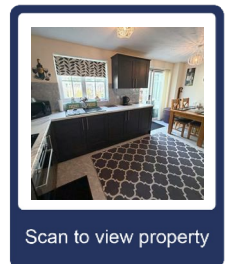


Total area: approx. 174.6 sq. metres (1879.5 sq. feet)



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		
		81
		68
England & Wales	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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