



44, Clos Tyn Y Coed  
Bridgend, CF32 9PQ

Watts  
& Morgan

# 44 Clos Tyn Y Coed

Sarn, Bridgend CF32 9PQ

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**£185,000 Freehold**

**2 Bedrooms | 1 Bathrooms | 1 Reception Rooms**

A well-proportioned two-bedroom semi-detached property, situated within a popular modern development in Sarn. Ideally located just a short walk from local transport links and within close proximity to Bridgend Town Centre and Junction 36 of the M4, this home offers convenience and excellent connectivity. The accommodation comprises an entrance hall, lounge/dining room, kitchen and ground-floor WC. To the first floor, there are two double bedrooms and a shower room.

Externally, the property benefits from a private driveway with off-road parking and an enclosed rear garden, providing a secure and manageable outdoor space.

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## Directions

Bridgend - 4.0 Miles Cardiff - 21.0 Miles J36 of the M4- 1.5 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a uPVC door, the property opens into an entrance hallway with laminate flooring. From here, there is access to the ground-floor cloakroom, which is fitted with a WC and wash-hand basin. The hallway also offers a built-in storage cupboard and leads through to both the kitchen and the lounge. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled flooring and tiled splashbacks. A front-facing window provides natural light. Integrated appliances include a 4-ring gas hob with oven, grill and extractor hood, with space provided for a freestanding fridge/freezer and washing machine. One cupboard houses the gas boiler. The lounge/dining room, located at the rear of the property, features carpeted flooring, patio doors opening out to the rear garden and a staircase rising to the first-floor landing.

The first-floor landing offers carpeted flooring with all doors leading off. Bedroom One is a double bedroom with carpeted flooring and a front-facing window. Bedroom Two is another double bedroom, benefiting from a built-in storage cupboard, carpeted flooring and a rear-facing window. The bathroom is fitted with a walk-in shower with glass screen, WC and wash-hand basin, finished with vinyl flooring, tiled walls and an extractor fan.

### GARDENS AND GROUNDS

Approached off Clos Tyn Y Coed, No. 44 enjoys a private driveway to the side providing off-road parking for two vehicles, with a timber gate giving access through to the rear garden. To the rear, the property features a fully enclosed, landscaped garden laid with stone chippings — an ideal low-maintenance space perfect for outdoor furniture and relaxation. The garden is enclosed by timber fencing and benefits from a peaceful backdrop of woodland behind.

### ADDITIONAL INFORMATION

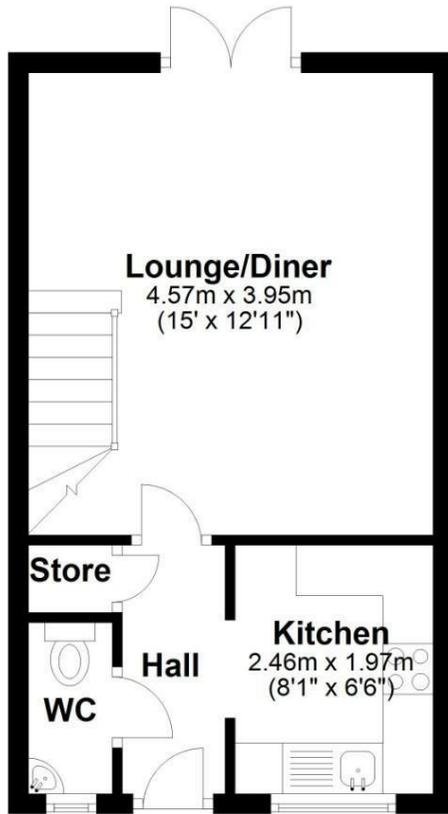
All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.

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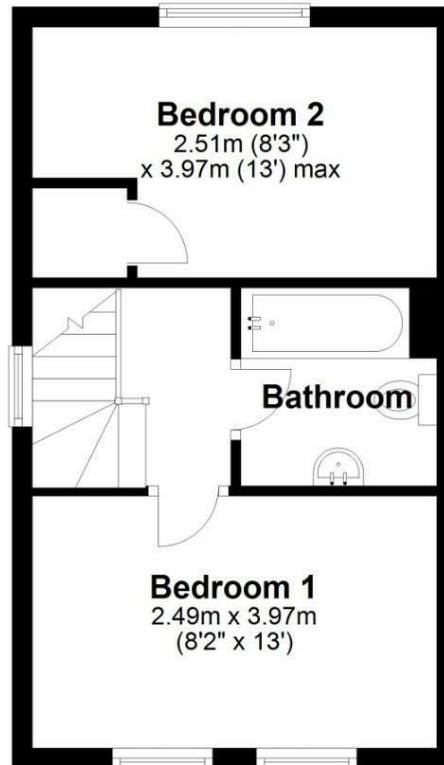
## Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



## First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 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			
(81-91) B			90
(69-80) C		76	
(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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