



6, Clos Castell Coity
Bridgend, CF31 5DW

Watts
& Morgan



6 Clos Castell Coity

Broadlands, Bridgend CF31 5DW

£1,375 Per Month

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

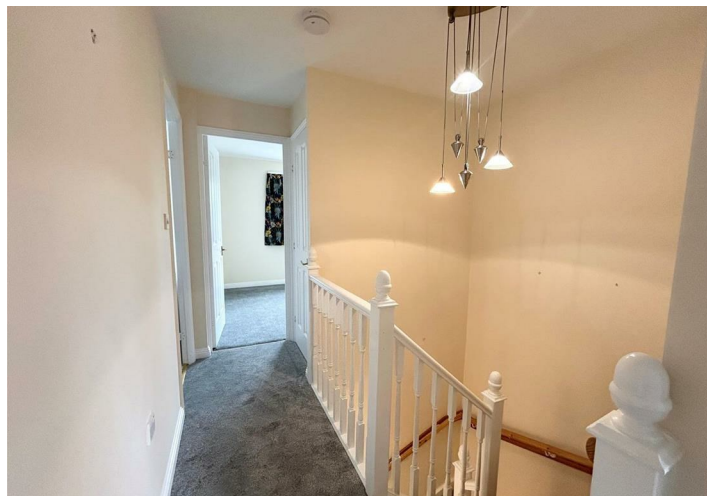
This generous three bed detached property is located within the popular Broadlands development with a selection of shops and primary school. The property comprises an entrance porch, downstairs WC, lounge with laminate flooring, dining room with patio doors leading to a good size conservatory and a fitted kitchen with electric oven and gas hob, with a separate utility room. To the first floor the primary bedroom offers an en-suite shower room, Two further double bedrooms and a family bathroom. Externally there is off road parking to the front of the property with single garage and an enclosed rear garden which includes a decked area and lawn. EPC - "C". Council Tax band "E". Available upon completion of references.

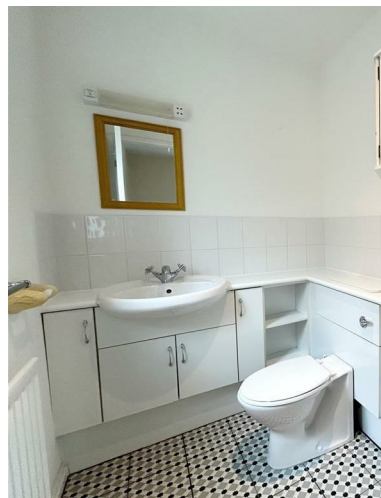
Directions

Your local office: Bridgend
T 01656 644288 (2)
E rentals@wattsandmorgan.co.uk

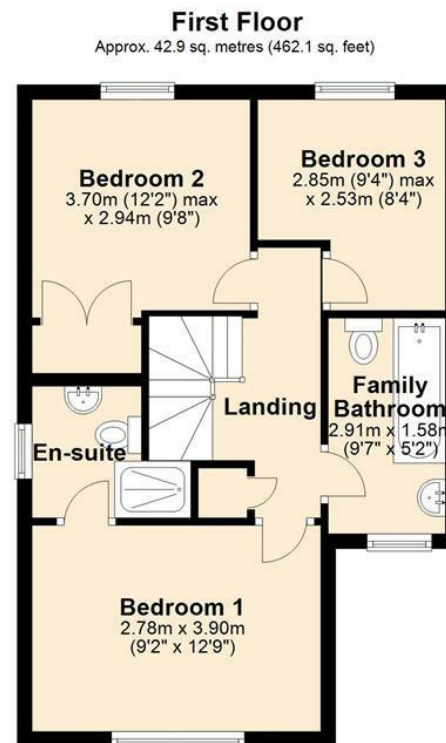
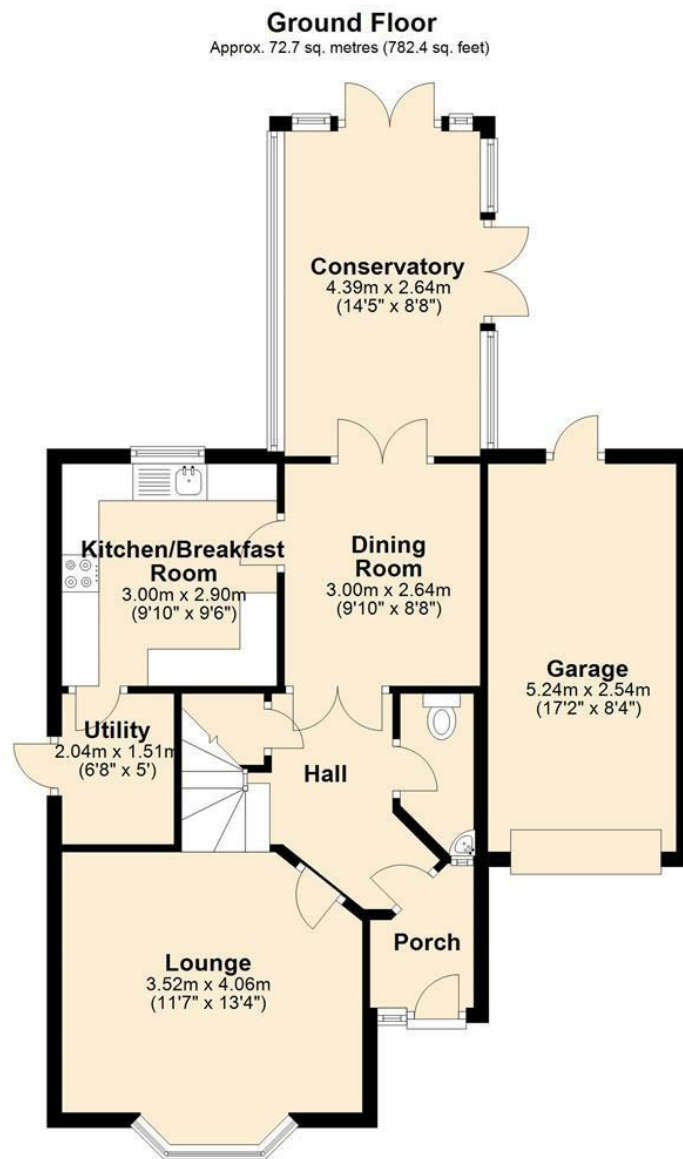


Summary of Accommodation





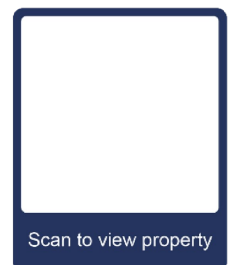




Total area: approx. 115.6 sq. metres (1244.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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