



7 Clos Y Coed Castan  
Coity, Bridgend, CF35 6PA





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**£189,950** Freehold

### 3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this well presented three bedroom mid-terraced property situated on a popular development in Coity. Within walking distance of Coity Village, Bridgend Town Centre and close to local transport links and Junction 36 of the M4 Motorway. The accommodation comprises of: entrance hall, open plan kitchen/living room, WC. First floor landing, double bedroom, further bedroom and family bathroom. Second floor main double bedroom. Externally enjoying two allocated parking spaces, rear enclosed garden. EPC Rating "B"

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#### Directions

- Bridgend Town Centre 1.9 miles
  - Cardiff City Centre 18.9 miles
  - M4 (J36) 2.8 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Accessed via a partially glazed composite door into the entrance Hallway with tiled flooring and a carpeted half turn staircase leads to the First floor Landing. The Open Plan Kitchen/Diner/Living Room offers The Kitchen has been fitted with a range of wall and base units with laminate work surfaces and upstands. Integral appliances to remain include 'Electrolux' gas oven with 4-ring hob and extractor fan over, plumbing and space has been made available for a washing machine and freestanding fridge freezer. Further features include laminate flooring, a uPVC window to the front elevation and an 'Ideal' combi boiler is housed within one cupboard. The Living Room offers continuation of laminate flooring and uPVC French doors provide access to the rear garden. The Cloakroom/WC has been fitted with a 2-piece white suite comprising; dual flush WC and wall mounted sink with tiled splashback.

### FIRST FLOOR

The first-floor landing offers carpeted flooring. Bedroom two is a comfortable double bedroom with laminate flooring and window to the rear elevation. Bedroom three is an ideal dressing room or office with laminate flooring and window to the front elevation. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and WC. Further features include vinyl flooring and partially tiled walls.

### SECOND FLOOR.

The second-floor landing offers carpeted flooring and a cupboard for storage. The Master bedroom is a generous sized double bedroom offering carpeted flooring, Velux windows to the front and rear elevations and ample space for free standing furniture. A Loft hatch provides access to the loft space.

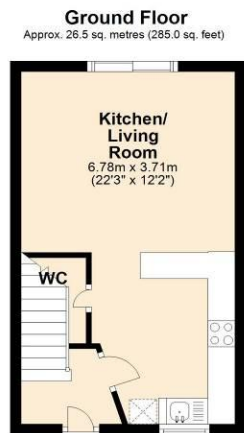
### GARDENS AND GROUNDS

No.7 is accessed off Clos Y Coed Castan with one allocated parking space to the front of the property. To the rear of the property lies a fully enclosed low maintenance garden offering artificial grass and a patio area ideal for outdoor furniture. A courtesy gate provides access out to the rear where a further allocated parking space and a small lawned area is provided.

### SERVICES AND TENURE

All mains services connected. Freehold.

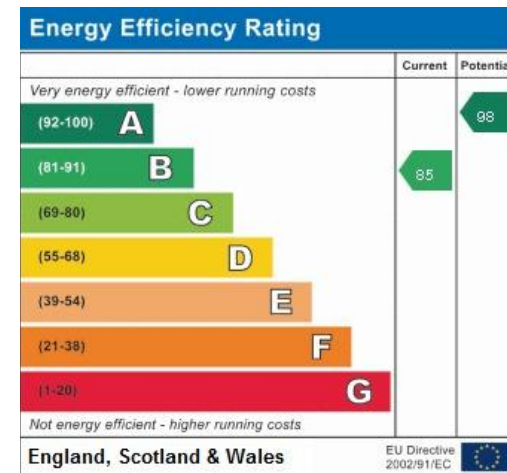




Total area: approx. 70.4 sq. metres (757.7 sq. feet)

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

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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