

15 Clos Y Cudyll Coch  
Broadlands  
Bridgend  
CF31 5FW

£170,000



- Beautiful Mid Terrace Two Bedroom
- Lounge with french doors to the garden
- Fitted Kitchen to the front
- Downstairs Cloakroom
- Two Double Bedrooms
- Available with No Chain
- Private enclosed garden and allocated parking
- Viewing Highly Recommended
- Ideal first time buyer purchase
- Popular Broadlands Estate with excellent M4 Access and close to local amenities

**Ref: PRA10718**

Viewing Instructions: Strictly By Appointment Only



## General Description

\* TWO BEDROOM TERRACE WITH NO CHAIN \* Daniel Matthew are pleased to offer for sale this two bedroom terrace situated on the popular estate Broadlands. Comprising hallway, kitchen to front aspect, lounge, cloakroom. To the first floor two bedrooms and bathroom. Further benefits allocated parking and enclosed garden to rear. Offering good transport links, amenities and local schools Broadlands is the ideal location for versatile living. Call our team to arrange an appointment to view 01656 750764.

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## Accommodation

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### Entrance Hallway

Spacious hall with plain walls, plain ceiling, laminate flooring, radiator, storage cupboard and access to ground floor rooms.

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### Cloakroom/w.c

Two piece suite comprising low level WC, pedestal wash and basin, Plain walls, plain ceiling, laminate flooring and radiator.



### Kitchen (9' 04" x 7' 08") or (2.84m x 2.34m)

UPVC double glazed window to front aspect, range of wall and base units with complimentary worktops, stainless steel sink with mixer tap, gas hob and oven with extractor over, space for a washing machine, space for a fridge/freezer, boiler housed in the cupboard, plain walls, plain ceiling, laminate flooring and radiator.



### Lounge (12' 01" x 10' 11") or (3.68m x 3.33m)

UPVC french doors opening out to the enclosed garden, plain walls, plain ceiling, laminate flooring, radiator and storage cupboard.



### Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.

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### Bedroom One (12' 01" x 9' 03") or (3.68m x 2.82m)

UPVC double glazed window, plain ceiling, plain walls, carpet flooring and radiator.

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### Bedroom Two (12' 01" x 5' 05") or (3.68m x 1.65m)

UPVC double glazed window, plain ceiling, plain walls, carpet flooring and radiator.

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### Bathroom (6' 08" x 5' 06") or (2.03m x 1.68m)

Three piece bathroom suite comprising, panel bath with electric shower and glass screen to the side, plain and tile walls, low level WC, pedestal wash hand basin, radiator, plain ceiling and vinyl flooring.

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### Outside

Rear- Enclosed rear garden with fence boundary, deck to the rear and laid to lawn.  
Allocated Parking

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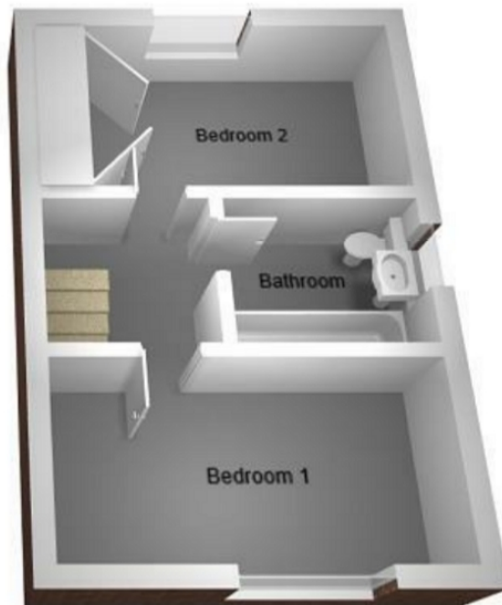
### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

We are informed that the tenure is Freehold

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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.