



5, Clos Castell Newydd  
Bridgend, CF31 5DR

Watts  
& Morgan







# 5, Clos Castell Newydd

Broadlands, Bridgend CF31 5DR

**£400,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 3 Reception Rooms**

A well-presented four bedroom detached property with a double garage situated on the popular Broadlands Development. The property benefits from three spacious reception rooms and a generous enclosed rear garden. Located just a short walk from local shops, restaurants and schools. Just a short walk from Bridgend Town Centre and Newbridge Fields. Accommodation comprises of entrance hall, lounge, sitting room, study, kitchen/ dining room and ground floor WC. First floor landing, bedroom one with built-in wardrobes and ensuite shower room, second bedroom with built-in wardrobes and ensuite shower room, two further bedrooms with built-in wardrobes and a modern family bathroom. Externally enjoying a driveway with off-road parking for two vehicles, double garage and a generous garden.

## Directions

\* Bridgend Town Centre - 2.1 Miles \* Cardiff City Centre - 23.1 Miles \* J36 of the M4 - 3.5 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a uPVC door into the spacious hallway with laminate flooring, spotlighting, carpeted staircase leads to the first floor and oak internal doors lead off. The main living room is a great size family room with continuation of the laminate flooring, recessed spotlighting, central feature wood burner set on a slate hearth with double doors opening out onto the rear garden. The dining room is a versatile second reception room with laminate flooring, windows to the side and recessed spotlighting. The study benefits from carpeted flooring and a window to the front. The ground floor WC is fitted with a WC and wash-hand basin with laminate flooring and window to the side. The kitchen/breakfast room has been fitted with a range of shaker style wall and base units with complementary laminate work surfaces over with laminate flooring, spotlighting, window to the rear and a partly glazed door out to the rear garden. There is a handy built-in storage cupboard and ample space for a dining table. All appliances are freestanding with space for a freestanding range over, American style fridge freezer, dishwasher and washing machine with integrated appliances to remain including stainless steel extractor hood with stainless splashback and a sink with drainer.

The first floor landing offers carpeted flooring, window overlooking the rear, access to the loft hatch and a built-in airing cupboard.

Bedroom one is to the front of the property, it's a great size main bedroom with built-in wardrobes, carpeted flooring, windows to the front leading into a modern ensuite shower room. The ensuite shower room is fitted with a corner shower enclosure, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the front.

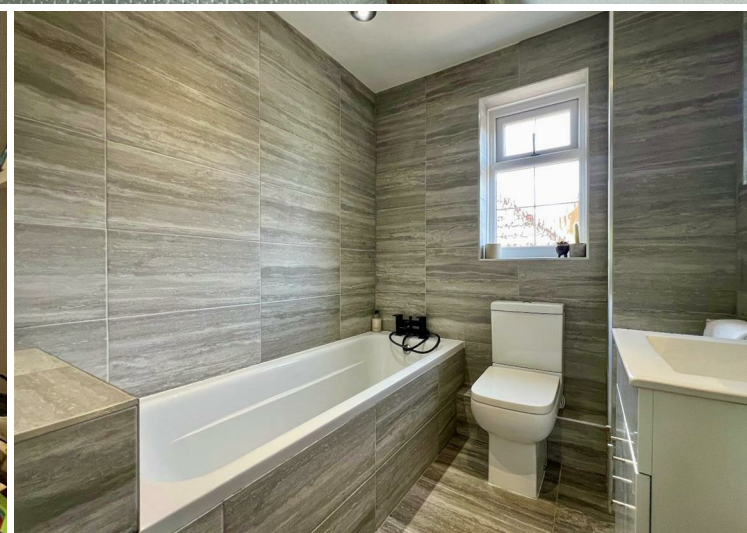
The second bedroom benefits from built-in wardrobes, carpeted flooring and windows to the front. Leads into a second ensuite which has been fitted with a modern 3-piece suite comprising of a shower enclosure, WC and wash-hand basin within unit with a chrome towel rail, tiling to the walls and flooring and a window to the side. Bedroom three is a third double bedroom with carpeted flooring, built-in wardrobes and windows to the rear. The fourth bedroom is a single room with carpeted flooring, built-in wardrobes and window to the rear. The family bathroom is fitted with a modern 3-piece suite comprising of a tiled bath with a free-hand overhead shower, WC and a wash-hand basin set within vanity unit with tiling to the walls, tiled flooring, sensor mirror light and window to the front.

### GARDENS AND GROUNDS

Approached off Clos Castell Newydd No.5 benefits from a private position with a double garage with manual doors and power supply with private off-road parking to the front. To the rear is a substantially large westerly facing enclosed garden with a patio area perfect for outdoor furniture, the remainder is laid with lawn and a picket fence separates steps leading down to a further enclosed section predominantly laid to lawn. There is outdoor power sockets.

### ADDITIONAL INFORMATION

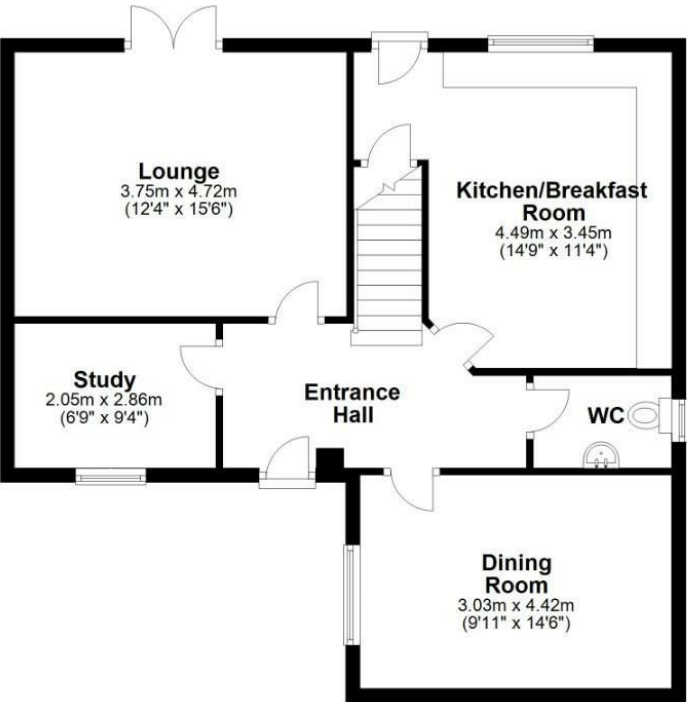
Freehold. All mains connected. EPC Rating TBC. Council tax band "F".





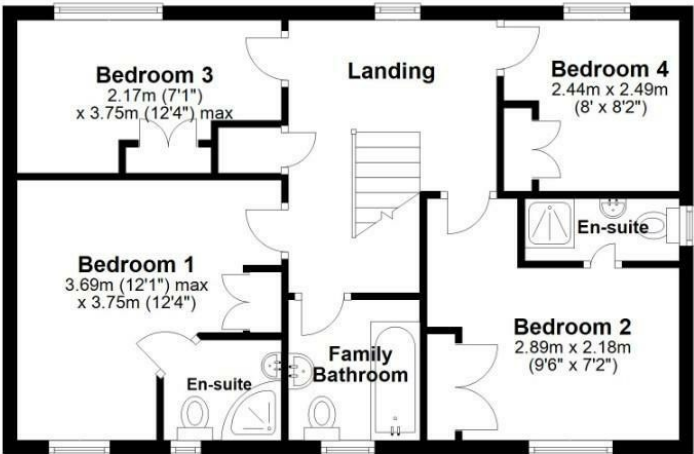
Ground Floor

Approx. 68.9 sq. metres (741.1 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 125.5 sq. metres (1351.3 sq. feet)

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

5 Clos Castell Newydd, Broadlands, Bridgend



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Scan to view property

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.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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