



Clos Y Cudyll Coch, Broadlands, Bridgend  
County. CF31 5FW

£185,000



## Clos Y Cudyll Coch, Broadlands, Bridgend County. CF31 5FW

Nicely positioned two bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, kitchen, lounge/diner, two bedrooms, family bathroom, ENCLOSED GOOD SIZED REAR GARDEN and two DEDICATED PARKING SPACES to the front. Early viewing highly recommended.

**£185,000 - Freehold**

- Two bedroom semi detached house
- Small cul de sac location
- Well presented throughout
- Downstairs WC/ EPC - C, Council tax band - C
- Enclosed rear garden/ Two dedicated parking spaces
- Ideal first time buy/ NO ONGOING CHAIN





## DESCRIPTION

Introducing this two bedroom semi detached house situated off a small cul de sac within the popular development of Broadlands. Broadlands is well served with shops, takeaways, School and public house and is within good road access to the A48, Bridgend town centre and the coastal areas of Porthcawl and Ogmore By Sea. Ideal first time purchase. Sold with no ongoing chain.

## ENTRANCE

Via wooden door into the entrance hall finished with emulsioned ceiling, two pendant lights, smoke alarm, emulsioned walls, skirting, electric consumer box, radiator and fitted carpet. Doors leading to kitchen, lounge/diner and downstairs WC.

## KITCHEN (9' 3" x 7' 8") or (2.83m x 2.33m)

Emulsioned ceiling, centre spot lights, emulsioned walls, skirting, radiator, PVCu double glazed window overlooking the front of the property and tiled flooring. A range of wall and base units with a complementary work surface with matching up stands. Washing machine to remain. Inset one and a half stainless steel sink with chrome mixer tap. Inset electric oven and four ring gas hob with overhead chrome extractor fan and chrome splash back. Space for freestanding fridge/freezer. Cupboard housing gas combination boiler.

## DOWNSTAIRS W.C. (5' 1" x 3' 1") or (1.56m x 0.95m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls, skirting, radiator and tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome mixer tap and tiling to splash back areas.

## LOUNGE/DINER (12' 1" x 11' 1") or (3.69m x 3.38m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed French doors leading out to rear garden, two radiators, skirting and fitted carpet. Door leading to under stairs storage cupboard.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsioned ceiling, pendant light, smoke alarm, access to loft, emulsioned walls, skirting, radiator and fitted carpet. Doors leading to two bedrooms and family bathroom.

## BEDROOM 1 (12' 1" max x 9' 4" max) or (3.68m max x 2.84m max)

Emulsioned ceiling, centre pendant light, emulsioned walls, skirting, PVCu double glazed window overlooking the front, radiator and fitted carpet.

## BEDROOM 2 (12' 1" x 7' 6") or (3.69m x 2.29m)

Emulsioned ceiling, centre pendant light, emulsioned walls, skirting, PVCu double glazed window overlooking the front, radiator and fitted carpet.

## BATHROOM (6' 8" x 5' 7") or (2.04m x 1.70m)

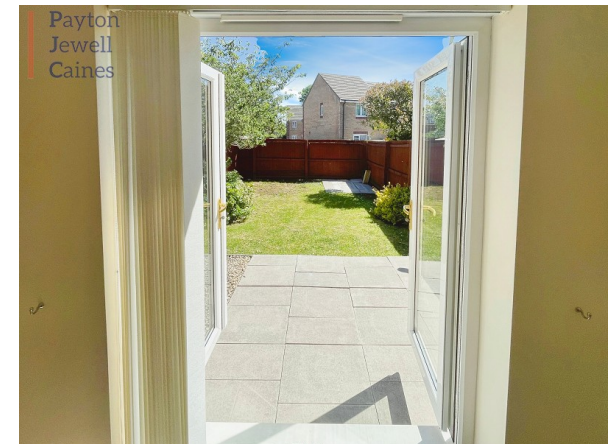
Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property, radiator, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and bath with chrome taps and overhead electric shower with folding glass screen.




## OUTSIDE

Good sized enclosed rear garden with area laid to patio, area of decorative stone and the remainder laid to lawn with mature shrubbery and base for a freestanding shed. Side access to the front of the property.

Off road parking to the front of the property for two vehicles, paved path leading to the front door and an area of decorative stone. Outside electric vehicle charger to remain. Outside light.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	74	
(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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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