



Clos Pendre, Coity , Bridgend, CF35 6QP

Bridgend

Offers Over
£300,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

A well presented detached family home, offering three bedrooms, lounge/ dining room and garage all situated in a desirable location.

This property provides an opportunity for comfortable family living, featuring well-proportioned rooms and modern conveniences throughout. With parking and a garden, it caters to a variety of needs.

Conveniently located, this home benefits from uPVC double glazing and gas central heating, ensuring warmth and efficiency. Fitting in with its setting neighbouring the historic village of Coity where there is a local shop, public house, church and historic castle. All this with the convenience of being within approximately 1 to 1.5 miles from the M4 at Jct 36, The Princess of Wales Hospital and Bridgend Town Centre.

ACCOMMODATION

GROUND FLOOR

Upon entering, you are greeted by inviting living spaces designed for relaxation and entertaining.

Lounge/Dining Room

This open-plan area offers a versatile space, perfect for both everyday living and hosting guests.

Kitchen

A functional and well-appointed kitchen, ideal for culinary activities.

Utility Room

Providing additional convenience with window to garden. Plumbed for washing machine.

Ground Floor Cloakroom

A practical addition for daily convenience comprising close coupled W.C and wall mounted wash hand basin.

FIRST FLOOR

The upper floor hosts the sleeping accommodations, designed for comfort and privacy.

Bedroom 1

A spacious bedroom, featuring an en-suite bathroom for added comfort.

En-suite

A private bathroom connected to the master bedroom.

Bedroom 2

Tenure: Freehold

Property Type: Detached House

- Detached family home neighbouring the Historical village of Coity
- 3 bedrooms
- Lounge/ dining room
- Kitchen and utility room
- Family bathroom, ensuite and ground floor cloakroom
- Garage and driveway
- Convenient for local amenities and transport links. Approximately 1 to 1.5 miles from the M4 at Jct 36
- uPVC double glazing and gas central heating
- Council Tax Band : E. EPC: B
- Need a mortgage? We can help



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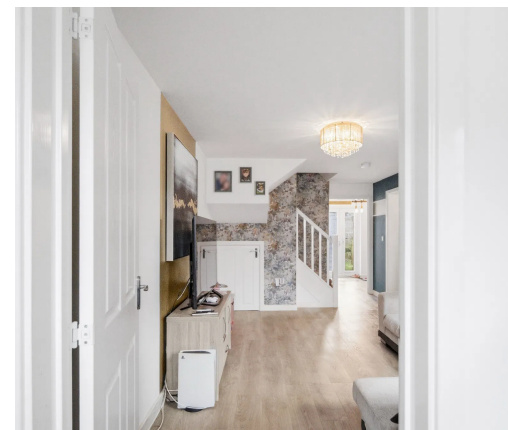
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