



5, Clos Y Coed Castan  
Bridgend, CF35 6PA

Watts  
& Morgan



# 5, Clos Y Coed Castan

Coity, Bridgend CF35 6PA

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**£224,900 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom townhouse situated on the popular Parc Derwen development in Coity. This ideal first time purchase is located conveniently within walking distance of local shops and amenities and just a short drive from Bridgend town centre and junction 36 of the M4 motorway. Accommodation comprises; entrance hallway, open plan kitchen/ living room, ground floor WC. First floor 2 bedrooms and a bathroom, second floor; main bedroom. Externally offering 2 off road parking spaces to the front and a landscaped rear garden.

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## Directions

\* Bridgend Town Centre - 1.8 Miles \* Cardiff City Centre - 19.5 Miles \* J36 of the M4 Motorway - 1.2 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Enter via a composite front door into the entrance hallway. The open plan kitchen / living room features a UPVC double glazed window to front aspect and UPVC double glazed French doors to rear aspect with laminate flooring throughout. The kitchen has been fitted with a range of wall and base units with complementary worktops, space for fridge/freezer, plumbing for washing machine, integrated oven and hob and a breakfast bar with space for stools. The ground floor cloakroom offers a low-level WC, wall mounted wash hand basin. The living area has space for freestanding furniture and opens onto the rear garden.

The first-floor landing has doors leading to first floor rooms and stairs leading to second floor. Bedroom two is a double bedroom and has a UPVC double glazed window to rear aspect and carpeted flooring. Bedroom three offers two UPVC double glazed and carpet flooring. The bathroom has a UPVC double glazed window to side aspect and is fitted with a three-piece white suite comprising of low-level WC, pedestal wash hand basin and a panel bath with thermostatic mixer shower over. The bathroom offers tiled splashbacks and vinyl flooring.

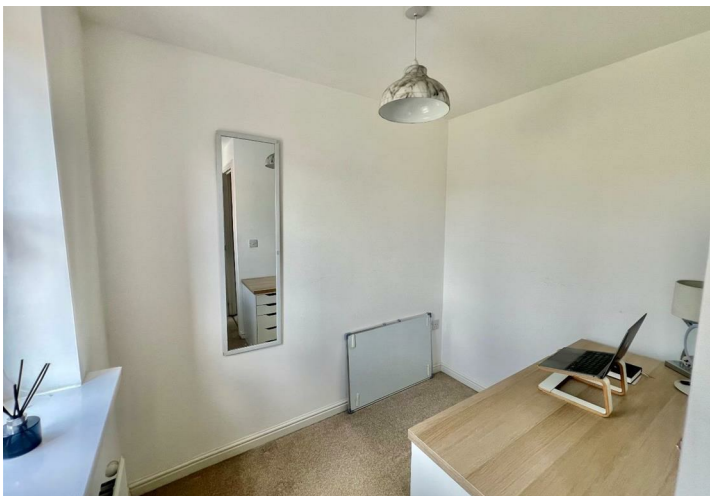
The second-floor landing features a built-in airing cupboard and access to the main bedroom. Bedroom one has two velux windows to front aspect, Velux window to rear and carpet flooring. There is storage space in the eaves.

### GARDENS AND GROUNDS

Approached off Clos Y Coed Castan, No.5 benefits from 2 off road parking spaces to the front of the property with a gate providing side access to the garden. To the rear is an enclosed low maintenance garden with a patio area ideal for outdoor furniture the remainder is laid with artificial grass.

### ADDITIONAL INFORMATION

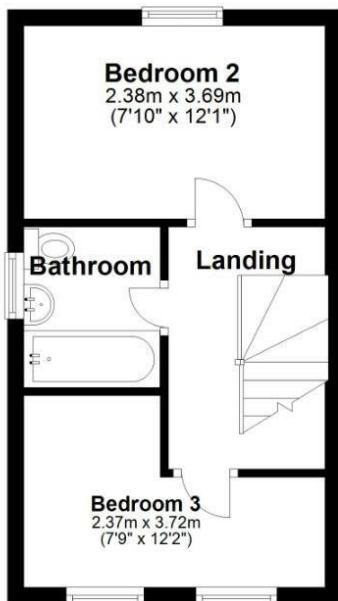
Freehold. All mains services connected. EPC Rating "B" Council Tax band "D".



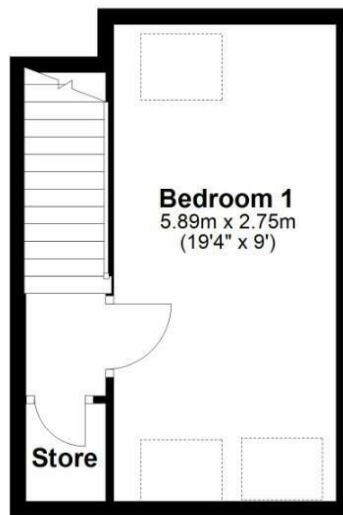
**Ground Floor**  
Approx. 25.1 sq. metres (270.4 sq. feet)



**First Floor**  
Approx. 25.2 sq. metres (271.0 sq. feet)



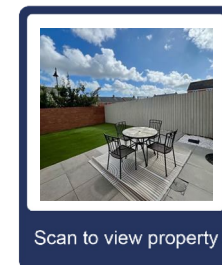
**Second Floor**  
Approx. 21.9 sq. metres (235.4 sq. feet)



Total area: approx. 72.2 sq. metres (776.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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