



35, Heol Castell Coety  
Bridgend, CF31 1PU

Watts  
& Morgan

# 35 Heol Castell Coety

Litchard, Bridgend CF31 1PU

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**£234,700 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

CHAIN FREE - A lovely three-bedroom detached property, Perfectly situated within walking distance of Princess of Wales Hospital and the McArthur Glen Designer Outlet. The well-appointed accommodation briefly comprises an inviting entrance hall, spacious living room, fitted kitchen and an additional sitting room providing versatile living space. To the first floor are two generous double bedrooms, a further single bedroom and a contemporary family bathroom.

Externally, the property boasts a private driveway to the front offering ample off-road parking for multiple vehicles, together with a great sized low-maintenance rear garden. Offered to the market with no onward chain. Ideally positioned in one of Bridgend's most sought-after locations, the property also benefits from excellent transport links, with Junction 36 of the M4 Motorway and Bridgend Town Centre just a short drive away.

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## Directions

\* Bridgend town centre - 1.5 Miles \* Cardiff City Centre - 25 Miles \* J36 of the M4 - 1.1 Miles

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**Your local office: Bridgend**

T 01656 644288 (1)

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



## Summary of Accommodation

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### ABOUT THE PROPERTY

Accessed via a PVC front door with adjoining glazed side panel, the property opens into a welcoming entrance hallway featuring stylish laminate flooring and a carpeted staircase rising to the first floor.

The spacious living room enjoys a continuation of the laminate flooring and benefits from a rear-facing window together with patio doors that open directly onto the rear garden, creating a bright and airy living space. Positioned to the front of the property, the kitchen has been thoughtfully fitted with a range of coordinating wall and base units complemented by contrasting work surfaces and tiled splashbacks. Further features include laminate flooring, a front-facing window and designated space for a washing machine or dishwasher, as well as a fridge/freezer.

An additional versatile reception room to the front of the property offers flexible accommodation ideal as a second sitting room, dining room, or home office, complete with carpeted flooring and a front-facing window.

To the first floor, the landing provides access to three bedrooms and a contemporary family bathroom. The principal bedroom is a generously sized double room overlooking the rear garden, featuring carpeted flooring, a rear-facing window and the added benefit of two sets of built-in wardrobes. Bedroom Two is a further well-proportioned double bedroom positioned to the front, complete with carpeted flooring and a front-facing window. Bedroom Three is a comfortable single bedroom situated to the rear, also benefiting from carpeted flooring and a rear-facing window.

The modern family bathroom is appointed with a stylish three-piece suite comprising a bath with overhead shower, wash hand basin and WC with integrated storage unit. Finished with tiled walls, patterned vinyl flooring and a front-facing window.

### GARDEN AND GROUNDS

Approached just off Heol Castell Coety, No. 35 enjoys a private frontage with a driveway providing ample off-road parking for multiple vehicles. To the rear, the property boasts a beautifully proportioned, low-maintenance garden designed for both relaxation and entertaining, featuring a stylish tiled patio, an artificial lawn area and decking space all bordered by fencing. The garden further benefits from convenient side access to the front of the property from both sides.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating: 'D'. Council Tax is Band 'C'.

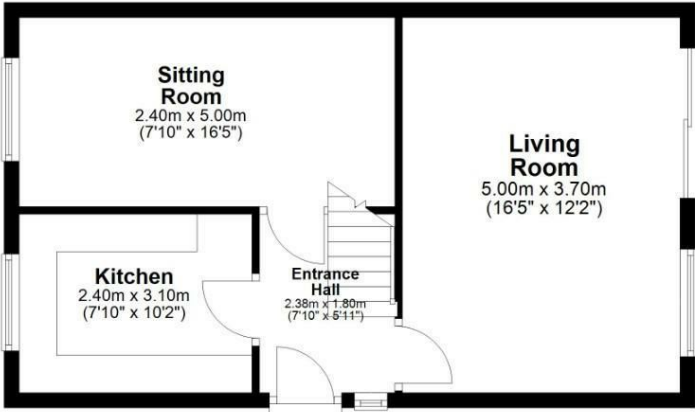
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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

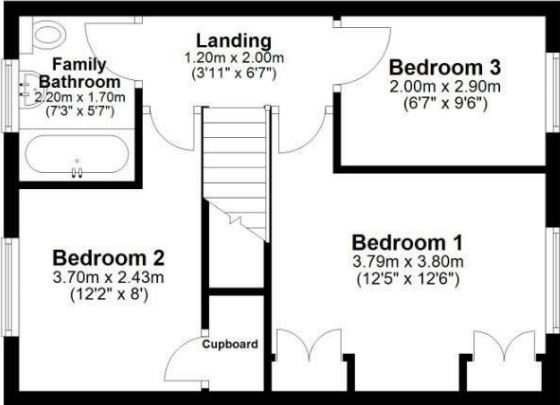
**Ground Floor**

Approx. 43.5 sq. metres (468.0 sq. feet)



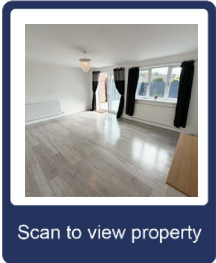
**First Floor**

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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



**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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