



6, Clos Castell Coity  
Bridgend, CF31 5DW

Watts  
& Morgan



## 6 Clos Castell Coity

Broadlands, Bridgend CF31 5DW

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**£1,375 Per Month**

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

This generous three bed detached property is located within the popular Broadlands development with a selection of shops and primary school. The property comprises an entrance porch, downstairs WC, lounge with laminate flooring, dining room with patio doors leading to a good size conservatory and a fitted kitchen with electric oven and gas hob, with a separate utility room. To the first floor the primary bedroom offers an en-suite shower room, Two further double bedrooms and a family bathroom. Externally there is off road parking to the front of the property with single garage and an enclosed rear garden which includes a decked area and lawn. EPC - "C". Council Tax band "E". Available upon completion of references.

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### Directions

**Your local office: Bridgend**

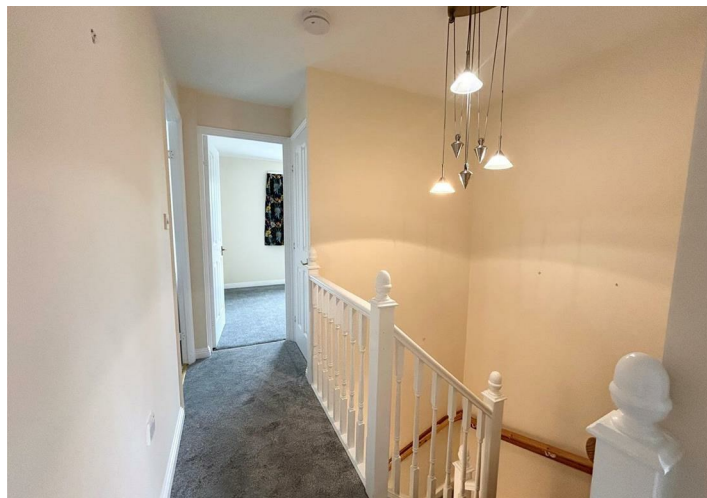
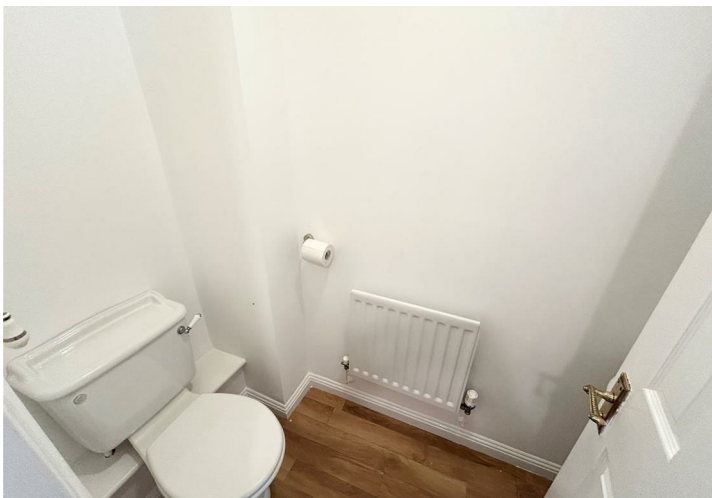
**T** 01656 644288 (2)

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



## Summary of Accommodation

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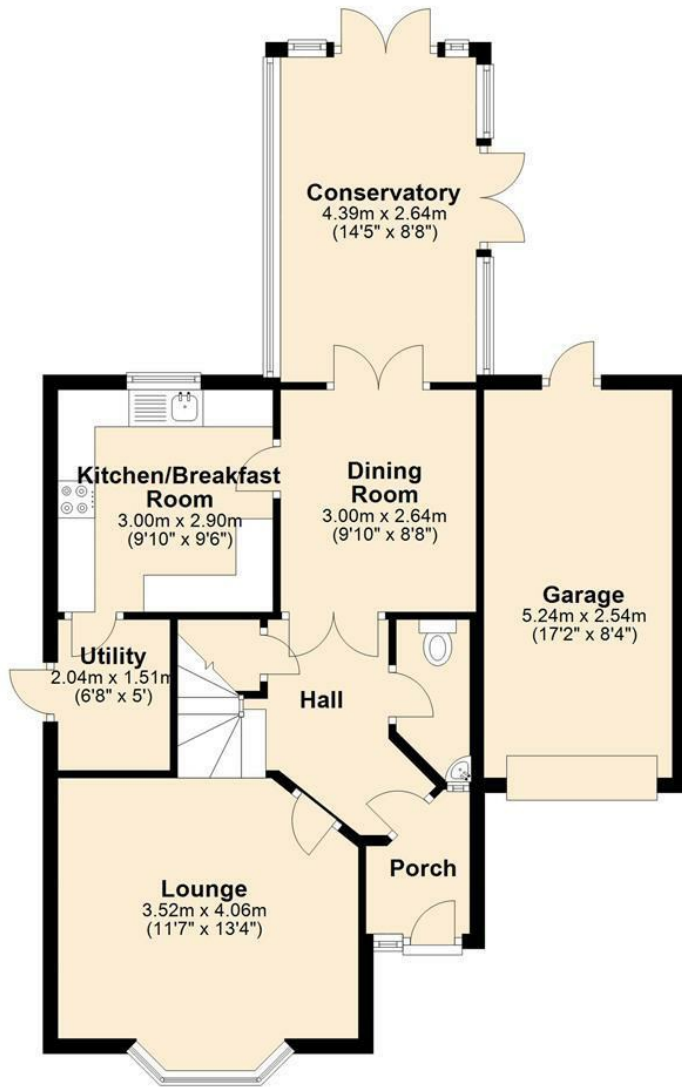
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### Ground Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



### First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 115.6 sq. metres (1244.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**Bridgend**

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