



2 Maes Gamage  
Coity, Bridgend, CF35 6DL





## 2 Maes Gamage

Coity | Bridgend | CF35 6DL

A large executive four bedroom detached family home overlooking a green, situated on the popular Parc Derwen development just a short distance from junction 36 of the M4.

Large executive detached family home |  
Sought after Parc Derwen development |  
Situated overlooking a green park area |  
En-suite facilities to the Master and second bedroom | Family kitchen/living/dining space | Westerly facing rear garden | Hive controlled central heating | Off road parking and garage | PVCU double glazing throughout | Viewings highly recommended



## 2 Maes Gamage

Situated on the popular Parc Derwen development in Coity village, located a short distance away from junction 36 of the M4 and Bridgend Town Centre is the large executive four bedroom detached overlooking a green No. 2 Maes Gamage.

The property is entered via a composite door into entrance hallway with high gloss tiled flooring, a staircase to first floor landing with useful under stair storage cupboard housing property alarm control panel and doorways leading off to the lower floor accommodation. The lounge is a well-proportioned space with bay window to the front overlooking green and double doors onto decking into the rear garden, flanked by windows. There is a feature marble fire place and double doors leading through to the kitchen/family diner.

The kitchen area has been fitted with a matching range of base and eye level units with roll top work space over units. Integrated appliances include dishwasher, built in fridge freezer, four ring stainless steel effect gas hob with matching splashback and extractor, one and a half bowl stainless steel sink unit with swan neck mixer tap. There are French doors onto decking flanked by windows and an additional window overlooking the garden area, a continuation of the high gloss flooring, recessed spotlights and doorway leading back through to the entrance hall.

The study is a well-proportioned area with window to the front overlooking the green. The cloakroom is fitted with a two piece suite comprising; close coupled WC and pedestal wash hand basin. There are tiled splash backs and a continuation of the high gloss flooring. The utility room has space and plumbing for an integrated washing machine, built in kitchen unit with roll top work space over and stainless steel sink unit, a door to the side elevation and a continuation of the high gloss flooring.

To the first floor, a landing benefits from window to the front overlooking the green and doorways giving access to all bedrooms and the family bathroom. The Master bedroom is a good sized double bedroom with window to the rear, two built in double storage cupboards and

doorway leading through to the en-suite bathroom. The bathroom is well equipped with a four piece suite comprising; pedestal wash hand basin, close coupled WC, bath and double shower cubicle. There is recessed spotlights, ceiling extractor fan, tiled flooring and an obscure glazed window to the rear elevation.

Bedroom two, another double bedroom has a window to the rear elevation, door to cupboard housing the hot water tank and further doorway leading off to an en-suite shower room. The shower room has been fitted with three piece suite comprising; shower, pedestal wash hand basin and close coupled WC. There is an obscure glazed window to the rear elevation, tiled flooring, recessed spotlights and ceiling extractor fan. The third and fourth bedrooms are both double bedrooms with twin windows to the front overlooking the park. The family bathroom is fitted with a three piece suite comprising; pedestal wash hand basin, close coupled WC and bath. There is tiled flooring, tiling to the wet areas, recessed spotlights and ceiling extractor fan.

Outside to the front of the property is a small walled courtyard garden with pathway leading to the front door. There is a driveway with parking for two cars ahead of a semi-detached garage providing off road parking and gated access to a Westerly facing enclosed rear garden. The rear garden is a generous sized space enclosed by overlap timber fencing and is laid mainly to lawn with two timber decked areas. Viewings on the property are highly recommended to appreciate the size and standards on offer.

### Directions

From junction 36 of the M4 (Sarn) travel south along the dual carriage signposted Bridgend. Proceed over the first roundabout and at the second roundabout take the first exit left. At the third roundabout take the second exit signposted Coity. Proceed to the traffic lights and turn left. Take the first right hand turning onto Heol Stradling and follow this road taking the fourth right hand turning onto Maes Gamage where No.2 will be found on the right hand side.







## Energy Performance Certificate



2, Maes Gamage, Coity, BRIDGEND, CF35 6DL

Dwelling type: Detached house Reference number: 8802-7932-0899-2341-7992  
 Date of assessment: 19 December 2012 Type of assessment: SAP, new dwelling  
 Date of certificate: 21 December 2012 Total floor area: 153 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 1,965**

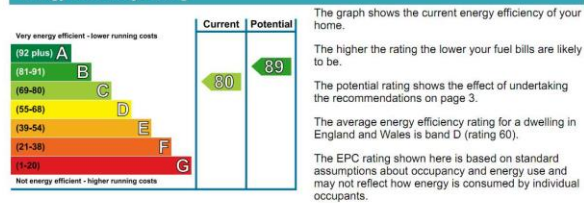
**Over 3 years you could save £ 222**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 198 over 3 years	<p>You could save £ 222 over 3 years</p>
Heating	£ 1,341 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 288 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 1,965</b>	<b>£ 1,743</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£ 18	£ 120
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

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Tenure  
Freehold

Services  
All main services  
Council Tax Band F  
EPC Rating C

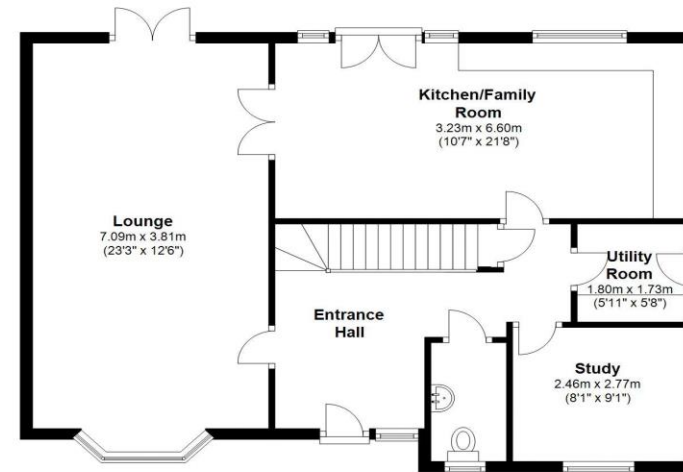
Price  
**£339,995**



The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH  
 01656660036  
 bridgend@hrt.uk.com  
 www.hrt.uk.com

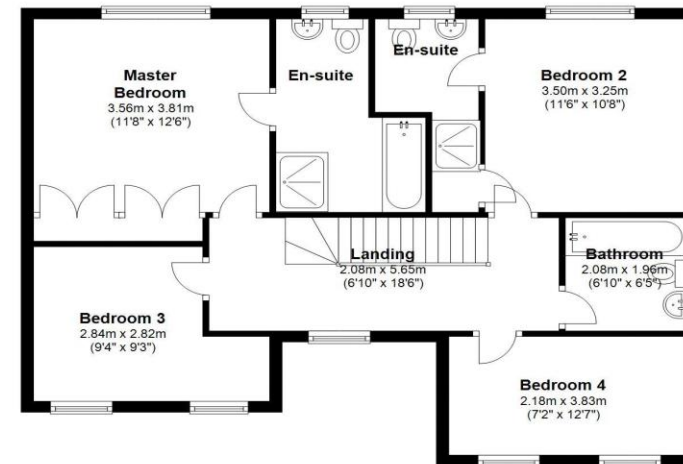
### Ground Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



### First Floor

Approx. 73.9 sq. metres (796.0 sq. feet)



Total area: approx. 151.1 sq. metres (1626.9 sq. feet)

Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



