

HUNTERS[®]

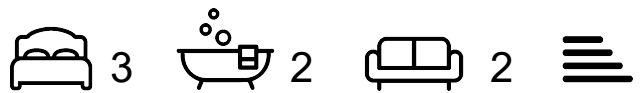
HERE TO GET *you* THERE



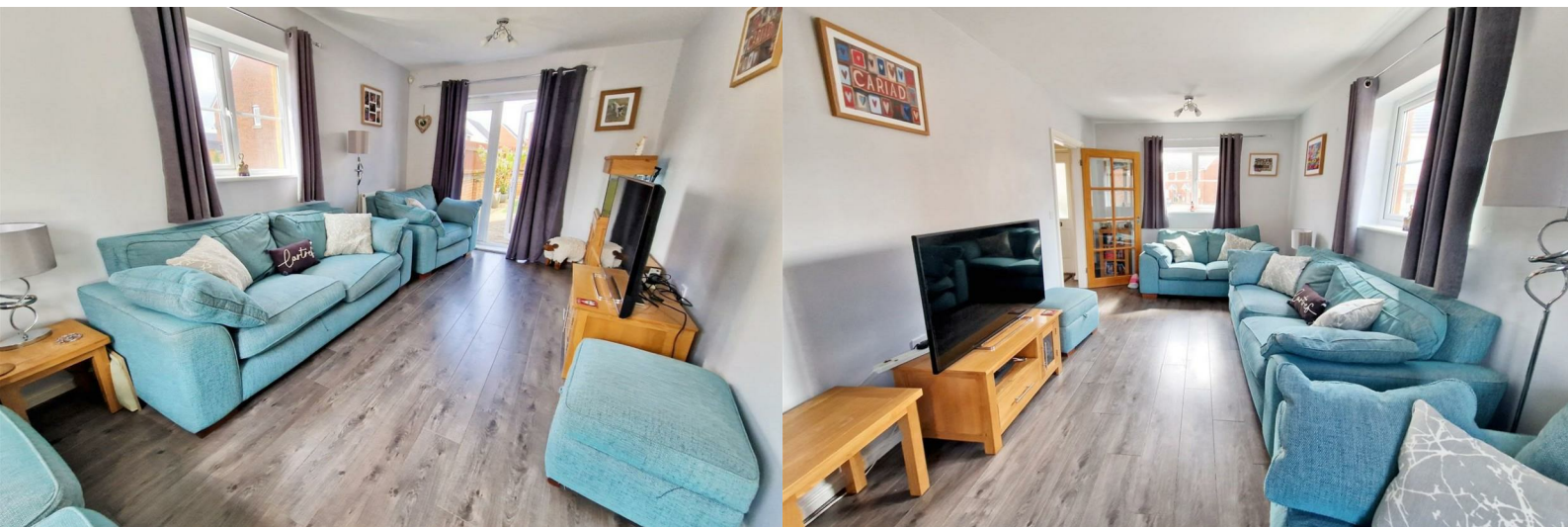
Trem Y Rhedyn

Coity, Bridgend, CF35 6FE

Offers In Excess Of £254,000



Council Tax:



4 Trem Y Rhedyn

Coity, Bridgend, CF35 6FE

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General

The property is found on the established PARC DERWEN ESTATE, COITY on the outskirts of Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Parc Derwen estate itself has a new primary school and will also have a shopping precinct built in the next year, With Bridgend being close by which boasts many further facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

Hallway

with laminate flooring, skimmed walls and ceilings with central lighting, radiator, stairs to first floor, composite front door, doors to:

Cloakroom

off the utility with laminate flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to rear.

Lounge

18'7" x 9'10" (5.66m x 3.00m)

with laminate flooring, skimmed walls and ceilings with two central light fittings, two radiators, window to front & side and French doors to rear.

Kitchen Dining

18'9" x 8'1" (5.72m x 2.46m)

with tile effect vinyl, skimmed walls and ceilings with two central light fittings, radiator, selection of base and wall units in gloss white, granite effect worktops with breakfast bar area, integral appliances including electric oven, halogen hob and hood, dishwasher and fridge freezer, windows to front and French doors to conservatory.

Conservatory

13'9" x 9'9" (4.19m x 2.97m)

Victorian style with tiled floors, dwarf walls, blue tinted glass roof, central lighting, french doors to rear.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister with spindles, window to rear, attic access and airing cupboard, doors to:

Master Bedroom

15'7" x 9'11" (4.75m x 3.02m)

with carpets, skimmed walls and ceilings with central lighting, windows to rear, radiator, door to ensuite

Ensuite

with laminate effect flooring, skimmed walls and ceilings with central lighting, radiator, window to front, wc and hand wash basin, shower cubicle with glass screen and electric shower.

Bedroom 2

10'3" x 8'4" (3.12m x 2.54m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

Bedroom 3

9'1" x 8'6" (2.77m x 2.59m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bathroom

7'5" x 6'5" (2.26m x 1.96m)

with laminate effect flooring, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite wc and sink, bath with over bath thermostatic shower, window to front.

Garden & Garage

Enclosed rear garden with patio area against house and rear artificial lawn. West facing not being too overlooked allowing for privacy.

Driveway to rear of property with room for two cars, detached garage with pitched roof with up and over front door.



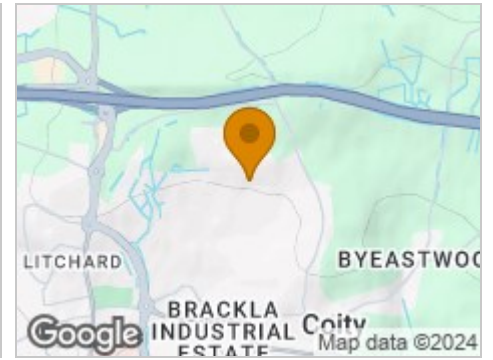
Road Map



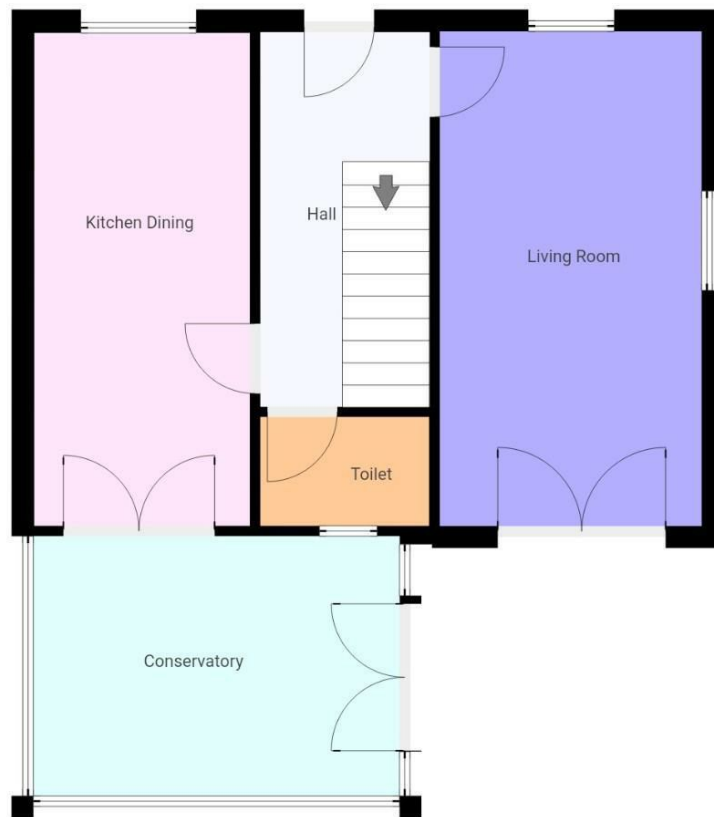
Hybrid Map



Terrain Map



Floor Plan

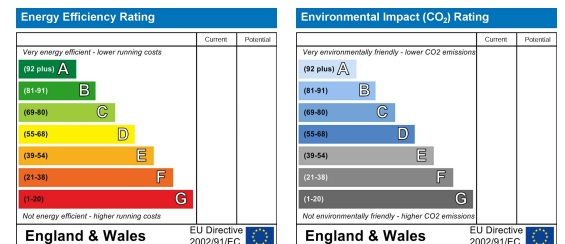


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.