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5 Rhodfa'r Celyn

Coity, Bridgend, CF35 6FN



## 5 Rhodfa'r Celyn

Asking price **£275,000**

Situated in a pleasant cul-de-sac location on the popular Parc Derwen Estate is this generously proportioned double frontage three bedroom detached property with garage and close proximity to Junction 36 of the M4 and Bridgend Town Centre.

Three bedroom detached

Garage and off-road parking

Well-proportioned living accommodation

Ensuite to the master bedroom

Landscaped rear garden

Sought-after convenient Coity location

Close proximity to Junction 36 of the M4

Viewings highly recommended







Handwritten note on the wall.

1:21



Situated on the popular Parc Derwen development within close proximity to Junction 36 of the M4 and Bridgend Town Centre is this well-proportioned double fronted detached property with garage.

The property is entered via a composite double glazed door into an entrance hallway with laminate flooring, staircase rising to the first floor landing with useful under stairs storage cupboard and doors to the lounge, kitchen/diner and downstairs cloakroom.

The kitchen/diner has been fitted with a matching range of base and eyelevel units with rolltop workspace over, integrated microwave oven, dishwasher and washing machine. There is a ceramic style butler sink unit with Swan neck mixer tap, gas hob with complimentary extractor fan hood over, tiled splashback's, concealed boiler cupboard, PVCu double glazed window to front and French doors to the rear.

The lounge is a good sized space with a PVCu double glazed window to front and French doors to the rear. The downstairs cloakroom has been fitted with a two-piece suite comprising; pedestal wash handbasin and close coupled WC. There is a PVCu double glazed window and laid with laminate flooring.

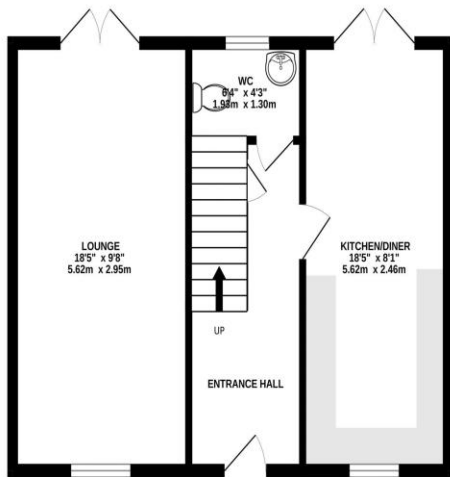
To the first floor landing there is a door to storage cupboard, PVCu double glazed window to rear and doors leading to all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; pedestal wash handbasin, close coupled WC and bath. There is vinyl flooring, tiled splashback's and a PVCu obscure double glazed window to front. The second bedroom is a double room with a PVCu double glazed window to front. The third bedroom is a well-proportioned single room with a PVCu double glazed window to rear.

The master bedroom has a PVCu double glazed window to rear and door to the ensuite shower room. The shower room has been fitted with a three-piece suite comprising; shower cubicle, pedestal wash handbasin and close coupled WC. There is vinyl flooring, tile splashback's and PVCu double glazed window to the front.

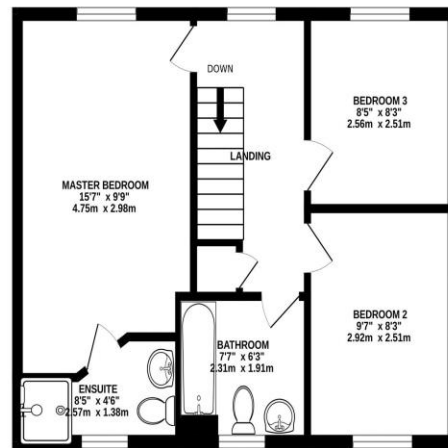
To the front of the property is a small courtyard garden laid to decorative gravel with steps leading to the front door. To the side of the property is off-road parking ahead of a single garage. To the rear of the property is an enclosed, landscaped garden with a timber deck seating area, lawn area and decorative gravel section.

Viewings on the property are highly recommended to appreciate the location and offer in hand.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From Junction 36 of the M4 travel south signposted Bridgend. Take the first exit at the next three roundabouts which will lead you into the Parc Derwen development. Take the first turning left and follow this road through the development onto Ffordd Y Draen. Proceed along the road passing the Primary School, take the next right onto Rhodfa'r Celyn and then next right into a cul-de-sac where the property will be found on the right hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All Mains  
Council Tax Band E  
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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12/19/23, 12:29 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
A Rhodfa'r Celyn Cely RHODFA'R CF31 1LH	Energy rating <b>B</b>	Valid until: 12 December 2024 Certificate number: 8114-7432-2429-4617-3992
Property type: Detached house		
Total floor area: 89 square metres		

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-related-energy-minimum-standards-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-related-energy-minimum-standards-efficiency-standards-landlord-guidance>).

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best to G (worst)) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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.



