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29 Clos Yr Eryr
Coity, Bridgend, CF35 6HE

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Asking price **£225,000**

Situated in a quiet location within the popular Parc Derwen development is this well-presented three bedroom semi-detached property with two parking bays and close proximity to local school, shops and Junction 36 of the M4.

Ideal for first time buyers and investors

South facing garden

Three bedrooms

Two parking bays

Generous size reception room

Situated in a private setting within the popular Parc Derwen development

Situated in a private setting within the popular Parc Derwen development

No chain

Viewings highly recommended





Ideal family home or for first time buyers is this three bedroom semi-detached property with off-road parking in a quiet location in the Parc Derwen development within close proximity to Junction 36 of the M4, local school, shops and amenities.

The property is entered via a partially glazed door into an entrance hallway laid to laminate flooring with staircase rising to the first floor landing and doorways to the cloakroom and lounge. The cloakroom has been fitted with a two-piece suite comprising; a close coupled WC and corner pedestal wash handbasin. There is an obscure glazed

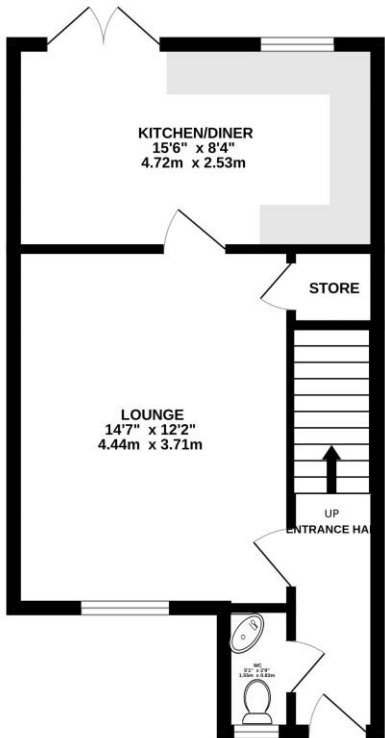
window to front. The lounge is a generous sized room laid to laminate flooring with a double glazed UPVC window to front and doorway to the kitchen/diner and useful downstairs storage cupboard. The kitchen/diner has been fitted with a matching range of base and eyelevel units and consists of a stainless steel sink with mixer tap, four ring gas hob and oven with extractor fan overhead. There is space for fridge, freezer, plumbing for one appliance, a double glazed UPVC window to rear and double glazed UPVC French doors that lead out to the garden.

To the first floor and landing there is a loft inspection point and doorways to all three bedrooms, family bathroom and airing cupboard. The master bedroom is a generous size double room with a double glazed UPVC window to front. Bedroom two is another impressive size double room with a double glazed UPVC window to the rear. Bedroom three is a well-proportioned single room with double glazed window to front. The family bathroom has been fitted with a three-piece suite comprising; of a lower level WC, pedestal wash handbasin and panel bath with showerhead. There are fully tiled walls to the wet areas and an obscure glazed window to rear.

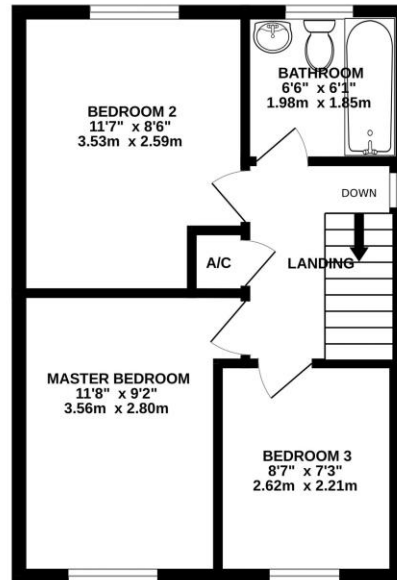
To the front of the property is two parking bays and a pathway to the entrance of the property. To the rear of the property is a fully enclosed south facing garden laid mostly to lawn with a patio section and also features outside tap and gated side access.

Viewings highly recommended.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 along the a 4061, signposted Bridgend. At the third roundabout take the first exit into the Parc Derwen development, continue along this road taking the first left proceed up the hill and turn left into Clos Yr Eryr where the property can be found on the left-hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

1/15/24, 11:52 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
29, Clos yr Eryr Bridgend CF31 1LH	Energy rating B	Valid until: 10 April 2028 Certificate number: E304-5395-8539-4897-6483
Property type	Semi-detached house	
Total floor area	74 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-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-related-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

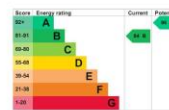
See [how to improve this property's energy efficiency](#).

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.

