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12 Llys Y Fedwen

Coity,

Bridgend,

CF35 6DZ



## 12 Llys Y Fedwen

Asking price **£520,000**

Situated on the exclusive northern part of the Parc Derwen Estate in a pleasant cul-de-sac location is this generously proportioned executive five bedroom detached with large gardens and integral double garage with close proximity to Junction 36 of the M4.

Exclusive northern part of Parc Derwen Estate

Executive five double bedroom detached

Landscaped gardens

Double width driveway providing off-road parking

Integral double garage

Three reception rooms

Cul-de-sac location

Close proximity to Junction 36 of the M4

Two ensuites

Viewings highly recommended









Situated on the exclusive northern part of the Parc Derwen Estate in a pleasant cul-de-sac with close proximity to Junction 36 of the M4 and local shops and amenities is this executive five double bedroom detached property presented to the highest of standards with integral double garage, two ensuites, three reception rooms and a large landscaped L-shaped rear garden.

The property is entered via a composite door into a generously proportioned hallway laid to high gloss tiled flooring, staircase rising to the first floor landing and doorways to the three reception rooms, cloakroom, utility room and kitchen/breakfast room.

The lounge is a light and airy space with French doors flanked by windows overlooking the rear garden and a PVCu double glazed window to the side. The dining room is a good sized room with a PVCu double glazed window to the side.

The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, comprising; a 1 1/2 bowl sink unit with Swanneck mixer tap, built-in oven with four ring gas hob and complimentary extractor hood over, integrated dishwasher, space for American fridge freezer and laid to high gloss flooring. There are French doors leading out to the garden and a PVCu double glazed window to the rear.

The study has a PVCu double glazed window to the front. The cloakroom has been fitted with a two-piece suite, comprising; pedestal wash handbasin and close coupled WC. There is a PVCu obscure double glazed window to the rear. The utility room has a PVCu double glazed window to rear with matching range of base units with sink unit, plumbing space for two appliances, high gloss tiled flooring and door to the integrated double garage. The double garage has plastered walls and a composite door to the rear garden.

To the first floor landing there is a window to the front elevation, door to cupboard housing the hot water tank and further doorways to all five bedrooms and family bathroom.

The bathroom has been fitted with a three-piece suite comprising; bath with mixer taps and shower attachment, close coupled WC and pedestal wash handbasin. There is half height tiling to the walls and full height tiling to the wet areas, recessed spotlights, vinyl flooring and a PVCu obscure double glazed window to the rear. Bedroom three is a generous double room with a PVCu double glazed window. Bedroom four is a double room with a PVCu double glazed window. Bedroom five is a generous double room with a PVCu obscure double glazed window. The second bedroom is a generous double room with a PVCu double glazed window to rear with an opening through to dressing area with a PVCu double glazed window to the side and doorway to ensuite. The ensuite has been fitted with a three-piece suite comprising; shower

cubicle, pedestal wash handbasin and close coupled WC. There is a PVCu obscure double glazed window to the side. The master bedroom is of a very generous proportion with bespoke built-in wall-to-wall wardrobes, twin PVCu double glazed windows to front and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising; pedestal wash handbasin, close coupled WC and shower cubicle. There is half height tiling to the walls, vinyl flooring, recessed spotlights and a PVCu window to the rear. To the front of the property is a double width driveway providing ample off-road parking and decorated gravelled area with pathway leading to the front door. To the rear and side is a large L-shaped garden landscaped into two lawns areas, boarded by sleepers with decorative gravel slate, patio seating areas and raised decking area with plenty of furniture opportunity.

Viewings on the property are highly recommended to appreciate the countless charms it has to offer.







### Directions

From junction 36 of the M4 travel South along the dual carriageway signposted Bridgend, take the first left hand turning opposite KFC and proceed along the common to the T-junction turning right onto Heol Spencer, proceed down the hill taking the second right turning follow this road taking the first right onto Llys Y Fedwen where the property will be found in the corner on the right hand side.

### Tenure

Freehold

### Services

All mains  
Council Tax Band  
EPC Rating


Viewing strictly by  
appointment through  
Herbert R Thomas

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AWAITING EPC

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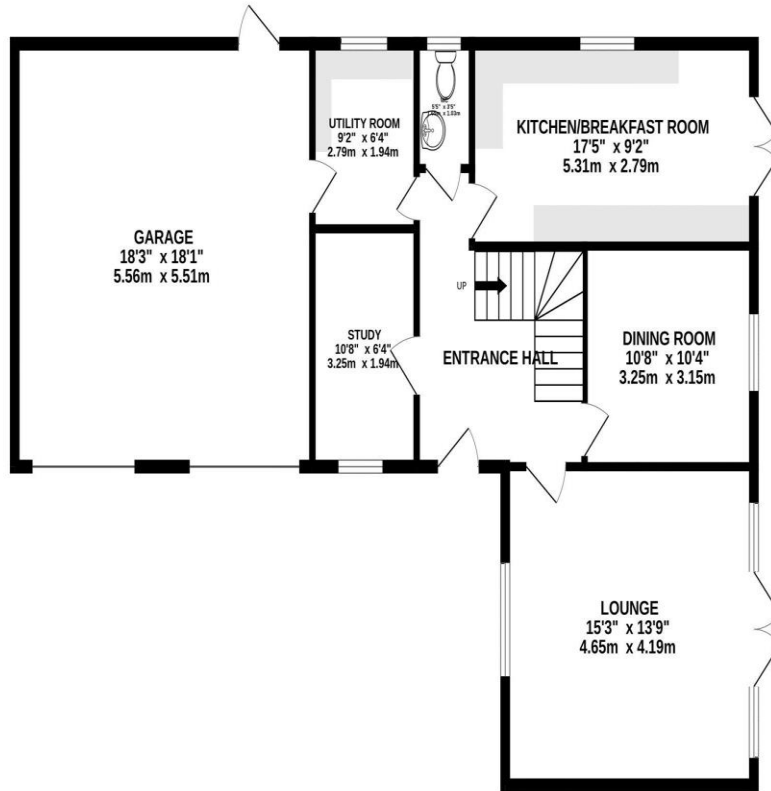
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



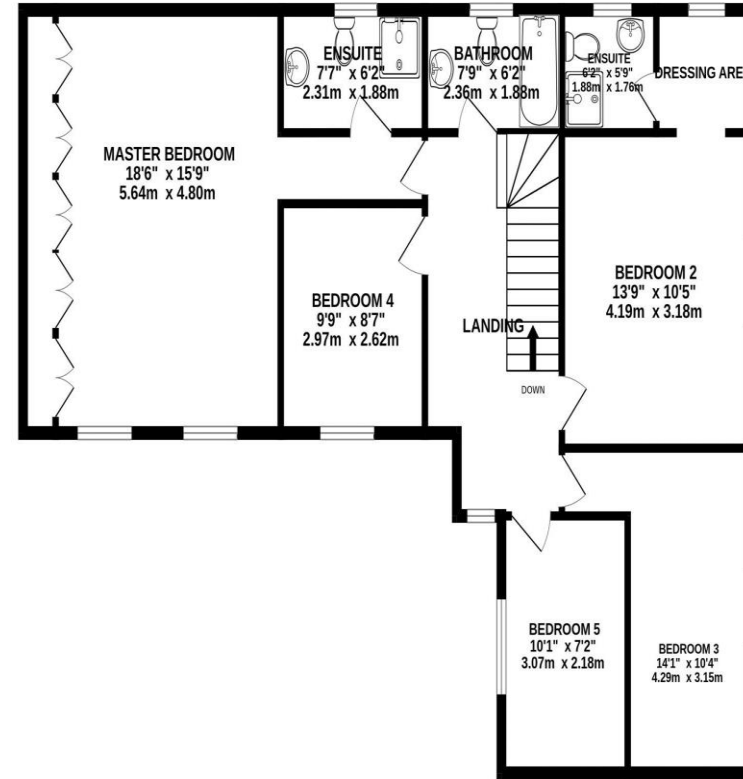




GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 2061 sq.ft. (191.4 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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