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29 Clos Y Coed

Castan

Coity, Bridgend, CF35 6PA

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Asking price **£325,000**

Situated on the popular Parc Derwen development with close proximity to Junction 36 of the M4 is this extended three bedroom detached property with westerly facing rear garden, generous open plan living space and garage.

- Three double bedroom detached
- Generous open plan kitchen/family space
- Ensuite to master bedroom
- Garage
- Off-road parking
- Convenient location
- Close proximity to Junction 36 of the M4
- Close proximity to local school, shops and amenities
- Viewings highly recommended





This stunning extended three bedroom detached property with contemporary open plan living spaces, presented to the highest of standard and situated on the popular Parc Derwen development within close proximity to Junction 36 of the M4, local school, shops and amenities.

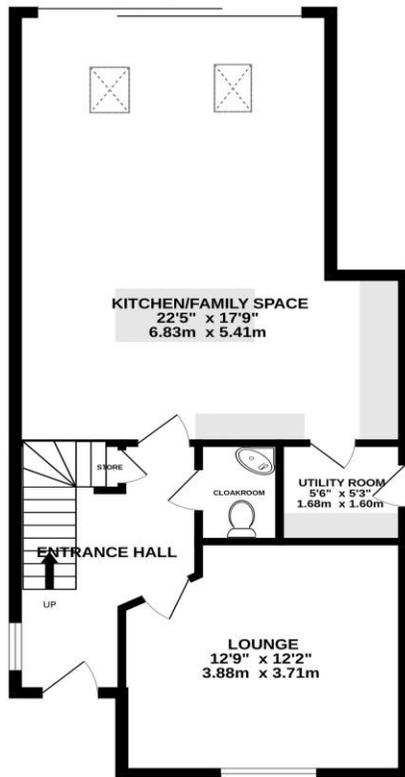
The property is entered via a double glazed and composite door into an entrance hallway with Amtico flooring, dogleg staircase rising to the first floor landing, PVCu double glazed window to the side, door to useful under stairs storage cupboard and doorways to the lounge, cloakroom and open plan kitchen/family space. The cloakroom has been fitted with a two-piece suite comprising; corner wash handbasin and WC. The lounge is a good size space with the same

continuation of the Amtico flooring from the hallway and a PVCu double glazed window to the front. The open plan kitchen family space has been fitted with a generous range of base and eyelevel units with worktop space over, twin ovens and twin microwaves, integrated dishwasher and induction hob. There is a large kitchen island, tiled flooring which leads to a generous seating area with two Velux windows which allows lots of natural light to pour in, recessed spotlights, wall to wall bifold doors, TV entertainment area with an electric fire and door to the utility room. The utility room has a range of eyelevel units and worktop space with plumbing space for appliances, laid to Amtico flooring and a composite door to the side.

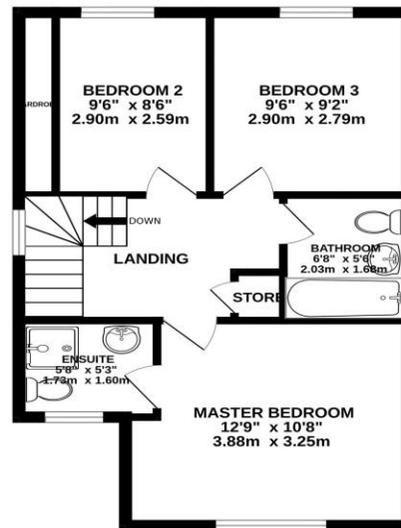
To the first floor landing there is a PVCu double glazed window to side, door to useful storage cupboard and doorways to all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; bath with independent shower over, pedestal wash handbasin and close coupled WC. There is vinyl flooring and a PVCu obscure double glazed window to the side. Bedroom two is a double room with a PVCu double glazed window to the rear. Bedroom three is also a double room with a PVCu double glazed window to the rear. The master bedroom has a PVCu double glazed window to the front and doorway to the ensuite shower room. The ensuite has been fitted with a three-piece suite comprising; shower cubicle, pedestal wash handbasin and close couple WC. There is vinyl flooring and a PVCu obscure double glazed window to the front.

To the front of the property is a small courtyard garden laid to gravel with pathway to the front door. To the side of the property is a tandem driveway providing off-road parking. To the rear of the property is an enclosed westerly facing rear garden laid to lawn with flagstone patio areas and a block built summer house. There is material information on this property, please call the office for further information. Viewings on the property are highly recommended to appreciate the quality and location on offer.

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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 misstatement. 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 our office on Derwen Road, proceed towards Nolton Street following the road as it bears left past Wilkinsons. Continue up the hill to the traffic lights. Turn left at the light and continue down the hill through a further set of traffic light. At the roundabout, take the third exit onto the A4061. At the next roundabout continue straight on the A4061. At the next roundabout, take the third exit into Parc Derwen. Take the first left, then left again onto Clos Coed Y Castan where the property will be found approximately half way up 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**

31104.501 PH Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
21, Clos Y Coed Castan Clos Y Coed CF31 9FA	Energy rating B	Valid until 30 November 2026	Certificate number 0106 0887 7392 4416-8910
Property type	Detached house		
Total floor area	91 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-certificate-creation-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-certificate-creation-minimum-energy-efficiency-standard-landlords-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.

