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76 Llys Ceirios

Coity,  
Bridgend,  
CF35 6QB

# 76 Llys Ceirios

Asking price **£250,000**

Situated on the highly sought-after Parc Derwen development within close proximity to local school, shops and amenities is this a immaculately presented three bedroom semi-detached property with garage and south facing landscaped rear garden.

Landscaped south facing garden

Garage

Off-road parking

Three bedrooms

Ensuite to master bedroom

Popular Parc Derwen development

Close proximity to Junction 36 of the M4

Close proximity to local school, shops and amenities

Immaculately presented

Viewings highly recommended





This well presented three bedroom semi-detached property with garage and generous south facing garden situated on the highly sought- after Parc Derwen development within close proximity to local school, shops, amenities and junction 36 of the M4.

The property is entered via a partially glazed door into entrance porch laid to herringbone LVT flooring with doorway through to lounge with the same continuation of flooring.

The lounge is an impressive size reception room with a double glazed window to front with feature shutters and doorway to the inner hallway.

The hallway has staircase rising to the first floor landing and doorways to cloakroom and kitchen/diner. The cloakroom has been fitted with a two-piece suite comprising; a low-level WC and wash hand basin.

The kitchen has been fitted with a matching range of base and eyelevel units with squared top space over and consists of stainless steel sink with mixer tap, built-in oven with induction hob and complementary extractor fan overhead, integral fridge/freezer, dishwasher and washing machine, ample storage throughout and double glazed window to the rear. The dining section is a good size with door to storage cupboard and double glazed UPVC French doors to rear giving access to the south facing garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family, bathroom and storage cupboard.

The master bedroom is an impressive size double room laid to carpet and two double glazed UPVC windows to the front each with shutters and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash hand basin and shower with slide panel doors. There are tiled walls to the wet areas and an obscure glazed window to the side. Bedroom two is another generous size double room laid to carpet with a double glazed UPVC window to the rear with views to the rear garden. Bedroom three is a well-proportioned size room laid to carpet with a double glazed UPVC window to the rear.

The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash hand basin and panel bath.

To the front of the property is driveway providing off road parking ahead of the garage and entrance to property. To the rear of the property is a fully enclosed south facing garden which has been landscaped to create separate patio and lawn sections where sun can be enjoyed throughout the day.

Viewings are highly recommended.





### Directions

From our office on Derwen Road, proceed towards Nolton Street and follow the road as it bears left past Wilkinsons. At the top of the hill at the traffic lights, turn left. Continue down and proceed through the next set of traffic lights. Proceed and join the A4061 signposted the M4. Continue along this road and at the roundabout, continue straight. At the next round about take the third exit into the Parc Derwen development. Continue straight ahead and take the second left hand turning onto Heol Stradling. Proceed along Heol Stradling and take the first turning left off Heol Stradling onto Llys Ceirios where the property can be found on the right 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 

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.

3/26/24, 3:52 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

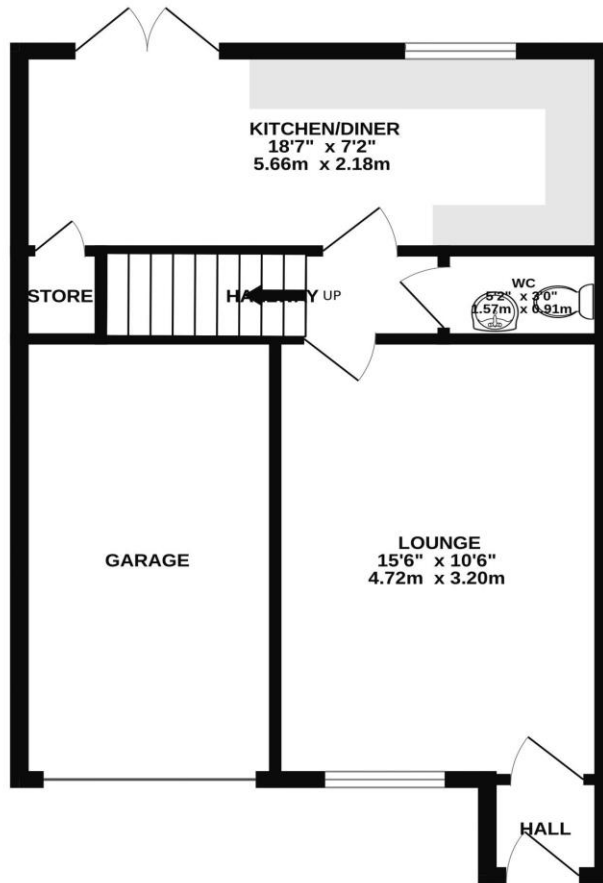
| Energy performance certificate (EPC)   |                                  |   |   |
|--|----------------------------------|---|---|
| 76, Llys Ceirios<br>Cefn<br>BRIDGEND<br>CF31 1LH   | <b>Energy rating</b><br><b>B</b> | <b>Valid until</b><br>31 November 2029  | <b>Certificate number</b><br>2828-9965-7389-6371-6966 |
| <b>Property type</b><br>Semi-detached house  |                                  | <b>Total floor area</b><br>85 square metres   |   |
| <b>Rules on letting this property</b><br>Properties can be let if they have an energy rating from A to E.<br>You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> .<br><a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance</a> |                                  |   |   |
| <b>Energy rating and score</b><br>This property's energy rating is B. It has the potential to be A.<br><a href="#">See how to improve this property's energy efficiency.</a>   |                                  | The graph shows this property's current and potential energy rating.<br><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.<br>For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |   |
|   |                                  |   |   |

<https://find-energy-certificate.service.gov.uk/energy-certificate/2828-9965-7389-6371-6966/summary>

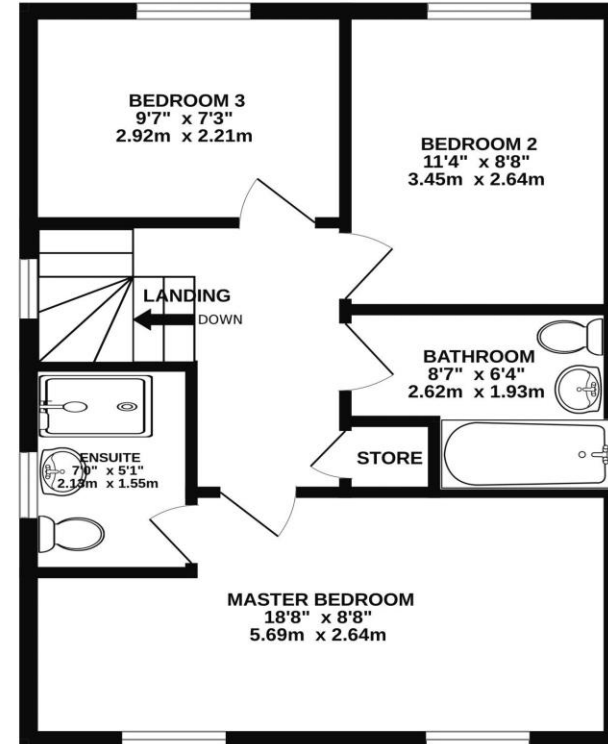
1/4



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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 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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