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13 Llys Yr Onnen  
Coity, Bridgend, CF35 6FA



## 13 Llys Yr Onnen

Asking price **£250,000**

Situated in a private setting in the highly sought-after Parc Derwen development is this immaculately presented three bedroom semi-detached property with garage and landscaped garden with close proximity to junction 36 of the M4, local school, shops and amenities.

Immaculately presented

Private setting within the popular Parc Derwen development

Garage

Off-road parking

Landscaped garden

Ensuite to master bedroom

Downstairs WC

Close proximity to junction 36 of the M4, local school, shops and amenities

Viewings are highly recommended









This is a well presented three bedroom semi-detached property with garage, landscaped garden and close proximity to junction 36 of the M4, local school, shops and amenities.

The property is entered via a partially glazed door into entrance hallway laid to laminate flooring with staircase rising to the first floor landing and doorways to kitchen, lounge/diner and cloakroom. The cloakroom has been fitted with a two-piece suite comprising: a low-level WC and pedestal wash hand basin. There is an obscure glazed window to the front. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over and consists of sink with Swanneck mixer tap, oven, burner gas hob and complementary

extractor fan overhead. There is an integral fridge, freezer, slimline dishwasher and washing machine, splashback tiles, large double glaze UPVC window to the front and space for dining opportunity. The lounge/diner is an ample size room laid to carpet, featured wall panelling, door to storage cupboard and double glazed UPVC French doors to rear with views out to the garden.

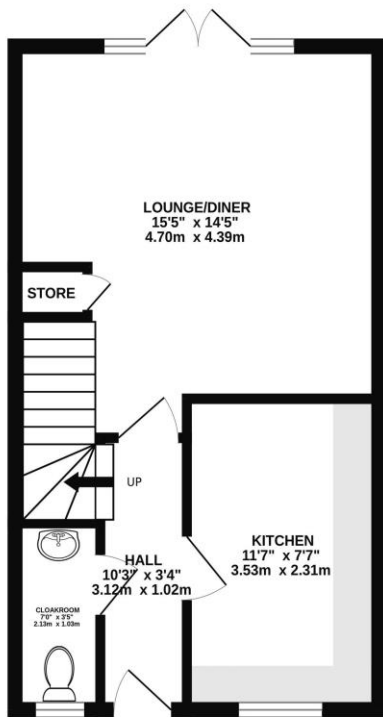
To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family bathroom and useful storage cupboard. The master bedroom is a generous size double room with double glazed UPVC window to the front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite

comprising; a low-level WC, pedestal wash hand basin and shower suite. There are fully tiled walls to the wet areas, feature shaving point and an obscure glazed window to the front. Bedroom two is a generous size double room with a double glazed window to the rear. Bedroom three is a well-proportioned size room with useful alcove space and 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. There is half tiled walls and a double glazed window to the side.

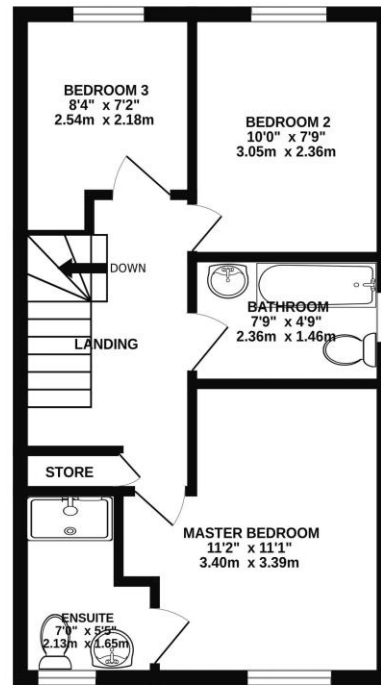
To the front of the property is a garden laid to chippings with steps to the property, to the side of the property is a tandem style driveway providing off-road parking ahead of the garage which benefits from power and external door into the garden. To the rear of the property is a fully enclosed by feathered fenced garden which has been landscaped into sections which include patio, astroturf and raised decking with chipping area behind the garage for additional storage.

Viewings highly recommended to appreciate the offer in hand.

**GROUND FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



**1ST FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 720 sq.ft. (66.9 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, head South towards Bridgend town and before you reach the first roundabout, bear left and proceed over the cattle grid onto The Derwen common. Continue along Heol Hopcyn John and at the T-junction turn right onto Heol Spencer. Proceed down and over the cattle grid and shortly after, take the second right hand turning into Maes Y Siglen. Take the first left hand turning into Llys Yr Onnen where the property can be found on the left-hand side.

### Tenure

Freehold

### Services

All mains  
Council Tax Band D  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

4/12/24, 11:37 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

13 Llys Yr Onnen CNR R100/02/02 CF31 9FA	Energy rating <b>C</b>	Valid until 10 April 2034
Property type Semi-detached house	Total floor area 74 square metres	Certificate number 9108 9036-1294-0314-8200

**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-standards-guidance) (<https://www.gov.uk/guidance/domestic-certificate-creation-minimum-energy-efficiency-standards-guidance>).

**Energy rating and score**

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

[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.



