



hrt

herbert r thomas

hrt.uk.com

8 Ffordd Y Draen
Coity, Bridgend, CF35 6BF

8 Ffordd Y Draen

Asking price **£190,000**

Situated in the highly sought-after Parc Derwen development is this immaculately presented two-bedroom property with two bathrooms, downstairs WC, off-road parking, landscaped garden with outbuilding and just a short distance from local schools, shops and junction 36 of the M4 motorway.

Well-presented two bedroom property

Ideal for first-time buyers

Carport with off-road parking

Fully enclosed landscaped garden

Purpose-built outbuilding/office

Two bathrooms and downstairs WC

Popular Parc Derwen development

Close to local schools and amenities

Great commute access to Junction 36 of the M4

See 360 Virtual Tour to appreciate the offer in hand





10

STRONG SKEWER BOTTLES

This beautifully presented two-bedroom, two-bathroom home, complete with a downstairs WC, features a purpose-built office, carport with off-road parking, landscaped garden and situated in the popular Parc Derwen development with close proximity to Junction 36 of the M4 motorway. The property is entered via a partially glazed composite door into an entrance hallway with a bespoke storage cupboard and doorways to the kitchen, lounge/diner and a downstairs WC. The WC has been fitted with a two-piece suite comprising; a low-level WC and a corner wash handbasin. The kitchen has been fitted with a range of matching base and wall units with square-edge countertops comprising four-burner gas hob with a complementary extractor fan, inset sink with an extendable mixer tap,

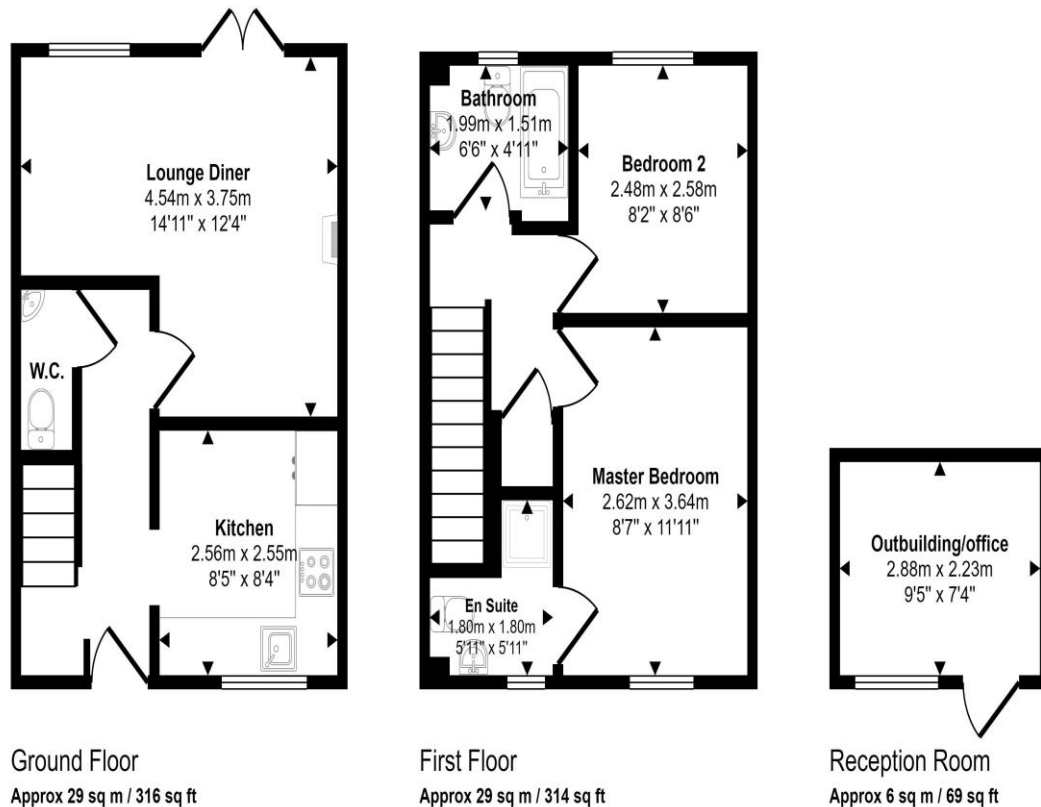
integrated oven, space for a fridge/freezer and plumbing for two appliances. The room is complete with ornate splashback tiling and a double-glazed UPVC window to the front. The lounge/diner is a generously sized room laid to Karndean flooring, double-glazed UPVC window and French doors to the rear allowing natural light to pour into the room. To the first floor landing there is a loft inspection point with a pull-down ladder (leading to a fully boarded loft with power) and doorways to both bedrooms, family bathroom and a storage cupboard. The principal bedroom is a spacious double room with built-in wardrobes, a wall-mounted television (included with the property), double-glazed UPVC window to the front and doorway to the ensuite bathroom. The ensuite has

been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and shower. There are tiled walls, shaving point and an obscure double-glazed window to the front. Bedroom two is another well-proportioned room with carpeted flooring and a double-glazed UPVC window to the rear offering views of the garden. The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and a bath with storage underneath.

To the side of the property is a carport with a tandem style parking bay. To the front of the property is a chippings stone section which features an outside tap. To the rear of the property is a fully enclosed and landscaped garden with a large patio area perfect for outdoor furniture with additional astroturf area. The garden also features a fully insulated outbuilding/office complete with power, double-glazed UPVC window and door. The patio area continues around to a gated access point leading to the off-road parking and carport.

Viewings are highly recommended.

**Approx Gross Internal Area
65 sq m / 699 sq ft**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Junction 36 of the M4 travel south signposted Bridgend. Take the first exit at the next three roundabouts which will lead you into the Parc Derwen development. Take the first turning left and follow this road through the development onto Ffordd Y Draen. Proceed along the road where the property will be found on your left hand side as indicated by our For Sale Board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

9/24, 9:10 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
8 Ffordd Y Draen Gwynedd CF31 1LH	Energy rating C	Valid until: 8 September 2024
		Certificate number: 0168-3041-5201-5084-6208
Property type	Mid-terrace house	
Total floor area	80 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-private-rented-property-minimum-energy-efficiency-standard-landlord-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.

