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34 Llys Ceirios

Coity,
Bridgend,
CF35 6QB

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Asking price **£235,000**

Situated on the highly sought-after Parc Derwen development within close proximity to local school, shops and Junction 36 of the M4 is this well-presented three bedroom semi-detached property benefitting from generous off-road parking.

Well-presented

Three bedrooms

Two bathrooms and downstairs WC

Generous plot allowing additional off-road parking

Landscaped rear garden featuring summer house

Popular Parc Derwen development

Short distance to local schools, shops and amenities

Close proximity to junction 36 of the M4

Viewings are highly recommended





This extremely well-presented three bedroom semi-detached property with off-road parking and located on the popular Parc Derwen development within close proximity to Bridgend Town Centre, local schools and junction 36 of the M4.

The property is entered via a door into an entrance hallway, laid to tiled flooring with staircase rising to the first floor landing doorways to the lounge and downstairs WC. The WC has been fitted with a two-piece suite comprising; low level WC and wash handbasin. There is an obscure glazed window to the front.

The lounge is generous in size, laid with the same continuation of tiled flooring from the entrance hall, double glazed window to the front allowing natural light to pour into the space, storage cupboard beneath the stairs and doorway to the kitchen/diner.

The kitchen has been fitted with a matching range of base and wall units with worktop space over comprising; stainless steel sink with mixer tap, built-in oven, four ring gas hob, space for fridge, freezer and two appliances. There is a double glazed UPVC window and French doors giving access to the garden. The dining area of the kitchen offers a great social element with stylish modern wall panelling and plenty of dining furniture opportunity.

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

The main bedroom is a generous size double room, laid to carpet with a double glazed UPVC window to the front, useful storage cupboard and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a lower level WC, pedestal wash handbasin and corner shower suite with slide panel doors. There is full height tiling to the walls in the wet areas and an obscure glazed window to the front.

Bedroom two is another good size double room laid to carpet with a double glazed UPVC window to the rear overlooking the garden.

Bedroom three is a well-proportioned single room with a double glazed window to the rear.

To the front of the property is a substantial driveway providing ample off-road parking, a chippings area with a path leads to the property entrance. To the rear of the property is a fully enclosed landscaped garden laid mostly to patio with chipping areas and plenty of space for garden furniture opportunity. There is also a wooden constructed summer house which benefits from power.

Viewings are highly recommended.





Directions

From our office on Derwen Road, proceed towards Nolton Street and follow the road as it bears left. 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. Proceed ahead and at the T junction turn right. Take the next left into the cul-de-sac where the property can be found on the right hand side.

Tenure

Freehold

Services

10/11/24, 10:17 AM

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

Energy performance certificate (EPC)		
34, Llyn Ceirios GOLF BRIDGEND CF35 6DB	Energy rating B	Valid until: 14 September 2029 Certificate number: 9161-2883-7613-0191-0771
Property type Semi-detached house	Total floor area 71 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-tenanted-property-minimum-energy-efficiency-standard-landlord-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 50		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9161-2883-7613-0191-0771/home>

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Viewing strictly by appointment through Herbert R Thomas

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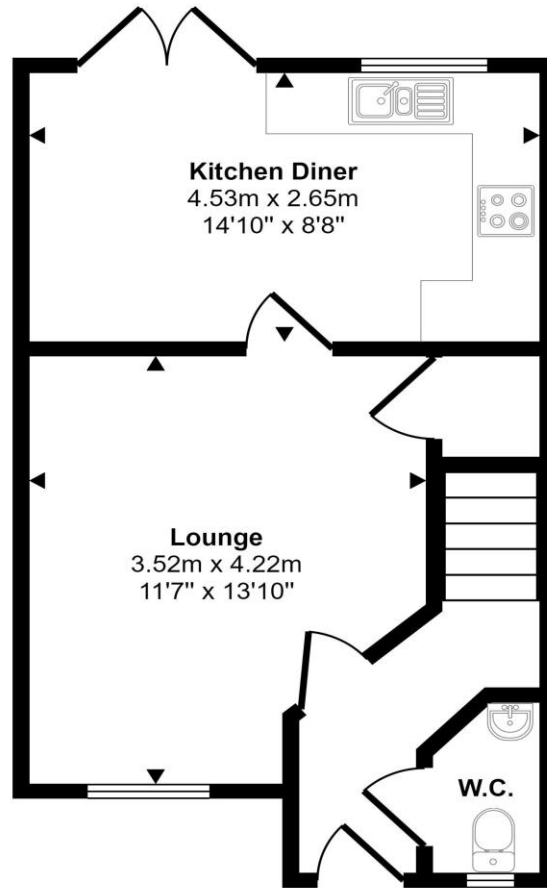
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
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hrt Est. 1926

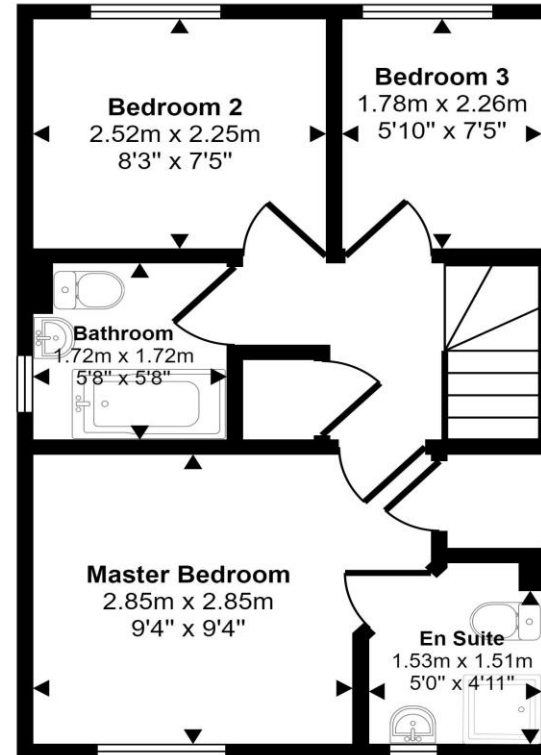
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft



First Floor
Approx 32 sq m / 345 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.

