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14 Llys Glas Y Gors
Coity,
Bridgend
CF35 6FT

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Asking price **£375,000**

Spacious four bedroom detached house with multiple reception rooms, garage, driveway parking and landscaped gardens.

Executive four bedroom detached house

Beautifully presented throughout

Multiple reception rooms

Kitchen/diner

Main bedroom with modern re-fitted en suite

Garage & driveway parking

Gardens to the front and rear





This four bedroom detached property was built in 2015 by Charles Church as part of the executive collection on Castle Heights within Parc Derwen. Known as 'The Newgale', the property is a spacious four bedroom detached home which benefits from multiple reception rooms and a separate kitchen/diner. There are four generous bedrooms, a family bathroom and the main bedroom comes complete with fitted wardrobes and an en suite shower room. Outside, there is a garage with power & light, driveway parking and gardens to the front and rear.

The property is entered via a composite door into a hallway with under stairs storage cupboard, staircase to the first floor and doors to the lounge, kitchen/diner, separate dining room and cloakroom/WC. Tiled flooring flows through from the hallway, into the kitchen and ground floor cloakroom. The cloakroom comprises a two piece suite with a pedestal wash hand basin with splashback tiling and a WC. The carpeted lounge is a generous sized room spanning the full length of the property and has a dual aspect with a window to the front and French doors to the rear. The kitchen is fitted with a range of base, wall and drawer units with complementary wooden work surfaces and comprises of a gas hob with extractor fan above, a high-level double oven, space for a washing machine and fridge/freezer and a wall hung boiler concealed in a cupboard. There is decorative panelling, tiled flooring, space for a dining table and doors to the garden and the separate dining room/play room. The dining room/play room has a window to the front aspect and laminate flooring. The room offers flexibility and could also be ideal as a home office.

The stairs and landing to the first floor are carpeted and there is a loft hatch and doors to all four bedrooms and the family bathroom. The carpeted main bedroom is a spacious double room

with fitted, sliding wardrobes allowing plenty of room for hanging and storage space, a window to the front aspect and door to the en suite. The en suite has been beautifully re designed and is fully tiled with a three piece suite comprising of a shower cubicle with built in shelving, a WC and a vanity unit wash hand basin. There is a vertical radiator, towel rail and window to the front. Bedrooms two and three are both generous double rooms. Bedroom two has a window to the front and bedroom three has a window to the rear. Both rooms are carpeted and offer plenty of space for double beds and bedroom furniture. Bedroom four currently houses a daybed with wardrobe storage, there is a window to the rear and fitted carpet. The family bathroom is part tiled and comprises a three piece suite comprising of a palled bath, WC and a pedestal wash hand basin with a window to the rear and tiled flooring.

The property is one of just two houses tucked away in a quiet spot within Llys Glas Y Gors. The shared driveway gives access to the property. To the front, there is a detached garage complete with power and light. There is an allocated parking space for one vehicle. The front garden is laid to lawn with a pathway leading to the front door, this also allows space to add an additional parking space. A pathway and side gate allow access to the rear garden. The rear garden is generous in size and benefits from a patio area leading from the house.

The remainder of the garden is laid to lawn and surrounded by wooden fencing.

Outdoor power points and space for a hot tub.





Tenure

Freehold

Services

All mains services

Council Tax Band E

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From Junction 36 of the M4 Motorway, follow the signs heading from Bridgend down the dual carriageway, at the third roundabout bear left into the Parc Derwen estate and take the next left onto Ffordd Y Draen. Follow the road, passing the school on the right hand side, then a green area on the left. The street sign of Llys Glas Y Gors will be found on the right hand side. When entering the street, the property is tucked away on a shared driveway of just two houses on the left hand side.

Viewing strictly by appointment
through Herbert R Thomas

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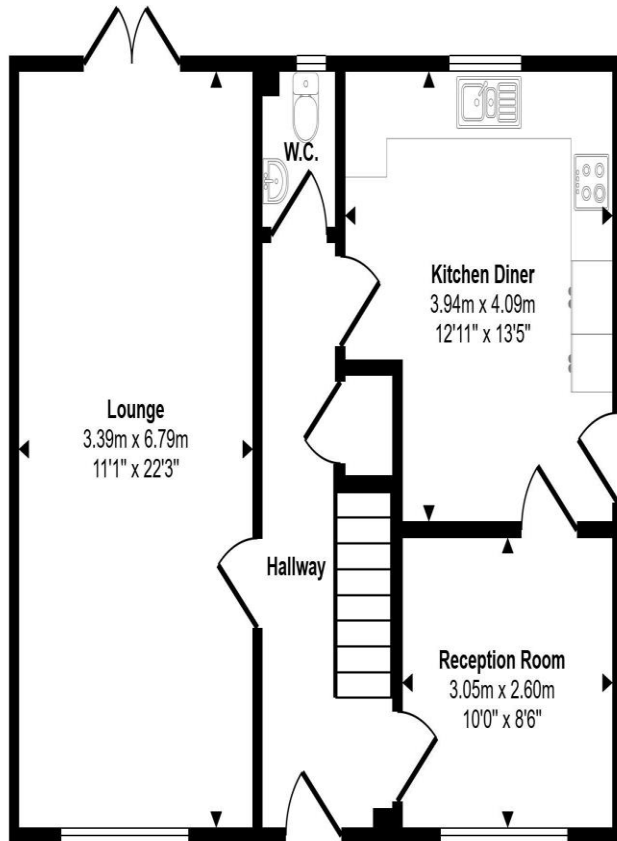


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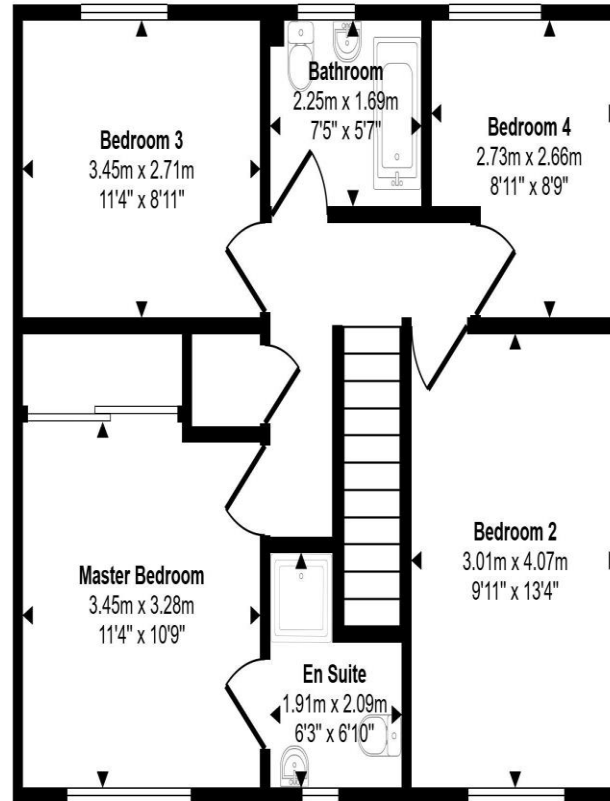
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



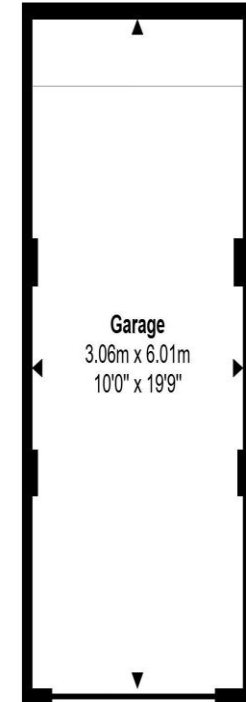
Approx Gross Internal Area
137 sq m / 1479 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft



First Floor
Approx 60 sq m / 647 sq ft



Garage
Approx 18 sq m / 198 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.

