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17 Llys Ceirios
Coity,
Bridgend,
CF35 6QB

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Asking price **£225,000**

Situated on the popular Parc Derwen development within a short distance to local school, shops and amenities is this well presented three bedroom townhouse property with three allocated parking spaces and being sold with no ongoing chain.

No chain

Well presented

Three good sized bedrooms

Three parking bays

Popular Parc Derwen development

Great commuter access via J36 of the M4

Walking distance to local school, shops and opposite local park

Short distance to Bridgend Town Centre and transport links

Two bathrooms and downstairs WC

Landscaped low maintenance garden





Being sold with no ongoing chain and located in the popular Parc Derwen development within a walking distance to local amenities, opposite a local park and well-presented throughout is this three bedroom townhouse property.

The property is entered via a partly glazed door into an entrance hallway laid to laminate flooring and a door to the lounge diner. The lounge diner is a generous sized reception room with a continuation of laminate flooring, useful storage cupboard, double glazed UPVC window to front allowing natural light to pour into the space and door to the inner hallway containing a staircase to the first floor landing and entrance to the kitchen and WC. The WC which consist of a low-level WC and wash handbasin. The kitchen has been fitted with a matching range of base and eye-level units with worktop space and consists of a one and a half bowl stainless steel sink with mixer tap, four burner gas hob with electric oven and complimentary extractor fan over. There is a bespoke L shape breakfast bar with wooden worktops, eyelevel units matching the kitchen for additional storage, space for a washing machine and fridge freezer and double glaze UPVC window and French doors to the rear.

To the first floor landing, there is a staircase rising to the main bedroom suite and doors to bedrooms two and three

and family bathroom. Bedroom two is it an impressive sized double room laid to carpet with twin double glazed UPVC windows to front overlooking the local park. Bedroom three is another good sized double room laid to carpet with double glazed window to rear overlooking the garden. The family bathroom is fitted with a three-piece suite comprising of a low-level WC, pedestal wash handbasin and panel bath with showerhead and has fully tiled walls in the wet areas, chrome ladder radiator and vinyl flooring.

Upstairs the second floor landing there is a storage cupboard and the door to the master suite. The main bedroom is an impressive size double room with large

double glazed window to front benefiting from elevated views and door through to ensuite which is fitted with a three-piece suite comprising of a low-level WC, pedestal wash handbasin and a shower with fully tiled walls and Velux window.

To the front of the property there are three allocated parking bays and a small front garden laid to chippings ahead of the property entrance. To the rear is a fully enclosed landscape garden laid mostly to Astroturf with patio and decking area.





Tenure

Freehold

Services

All mains services

Council Tax Band D

EPC Rating B

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.

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

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------|--|--|---------|-----------|--------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| 17, Llys Cernis 200, Derwen Rd CF31 1LH | Energy rating B | Valid until 8 August 2028 | Certificate number 9301-7938-6600-8556-8906 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type Mid-terrace house | | Total floor area 86 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is B. It has the potential to be A. | | 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency. | | For properties in England and Wales: the average energy rating is D the average energy score is 60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 91-101 | A | | | 81-90 | B | | | 69-80 | C | | | 55-68 | D | | | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | | | |
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<https://find-energy-certificate.service.gov.uk/energy-certificates/9301-7938-6600-8556-8906/property>

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. At the T-junction, take a left and then first left again where the property can be found on the left hand side.

Viewing strictly by appointment
through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
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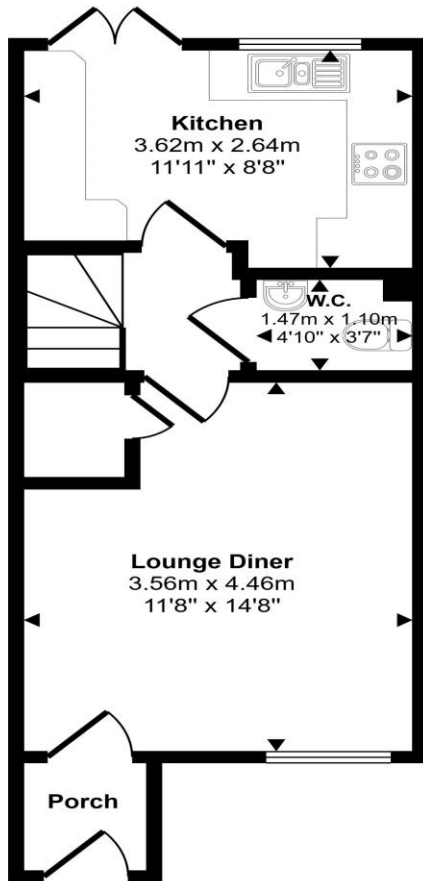
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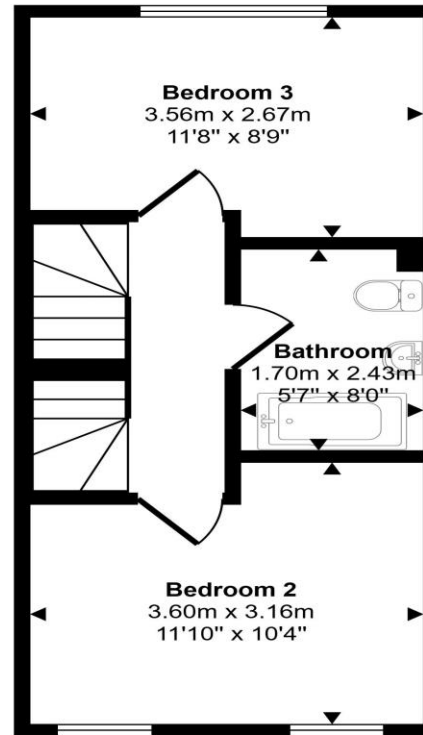
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



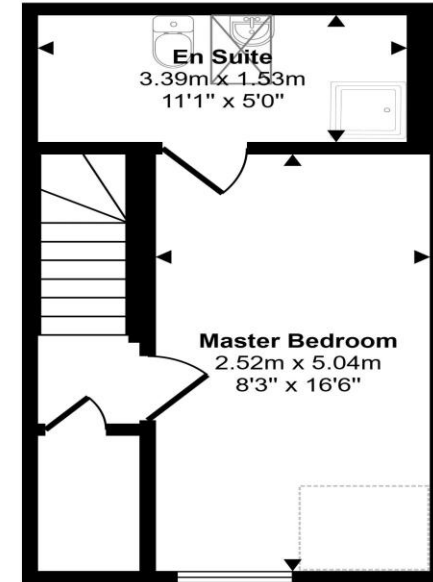
Approx Gross Internal Area
87 sq m / 936 sq ft




Ground Floor
Approx 32 sq m / 346 sq ft



First Floor
Approx 31 sq m / 330 sq ft



Second Floor
Approx 24 sq m / 260 sq ft

 Denotes head height below 1.5m

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.

