



hrt
herbert r thomas
hrt.uk.com

156 Ffordd Y Draen
Coity, Bridgend, CF35 6DQ

156 Ffordd Y Draen

Asking price

£265,000

Modern Taylor Wimpey built semi-detached family home, enjoying a peaceful position in Parc Derwen and falling within catchment for the popular Coity Primary School.

Three double bedrooms, including master suite with ensuite shower room

Dual aspect lounge/dining room with French doors to the garden

Stylish kitchen/breakfast room with integrated appliances

Cloakroom, family bathroom and ensuite

Enclosed rear garden with decked terrace and lawn

Single garage and allocated parking space

Peaceful location within Parc Derwen, close to schools and local amenities

Viewings are Highly recommended



This Taylor Wimpey-built three double bedroom semi-detached townhouse must be viewed to be fully appreciated. The accommodation begins with an entrance hallway and staircase to the first floor. The light ash Scandinavian-style laminate flooring runs through into the lounge/dining room – a bright and welcoming dual-aspect space with French doors leading directly to the rear garden. A useful under-stairs storage cupboard completes this room.

The kitchen/breakfast room has been re-fitted with a range of contemporary range of matte Grey units with marble effect work surfaces and tiled splashback. Integrated appliances include oven, four-burner gas hob with hood over, fridge/freezer, dishwasher and washing machine, making this space both stylish and practical.

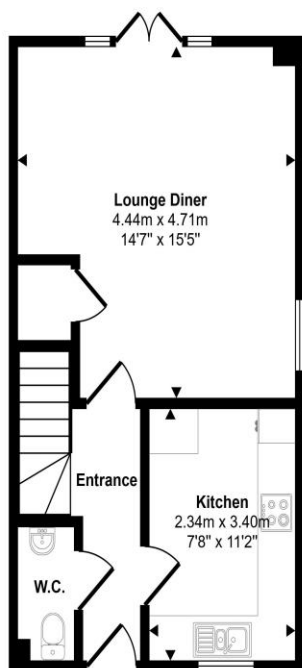
A cloakroom with two-piece suite and tiled floor completes the ground floor.

On the first floor, bedroom two is a generous double with fitted wardrobe storage and views over the garden. Bedroom three is another spacious, dual-aspect room. The family bathroom is fitted with a white three-piece suite, shower over the bath, and modern tiling.

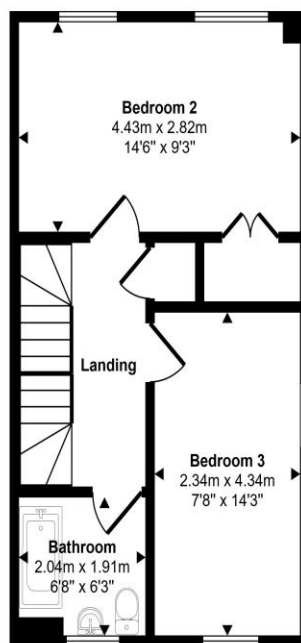
The second floor is dedicated to the master suite, a large double bedroom with built-in wardrobe, eaves storage and far-reaching views. The ensuite shower room features a tiled shower cubicle, pedestal basin, WC and Velux window.

Externally, the front garden is low-maintenance, while the rear garden offers a private enclosed space with decked terrace, lawn and steps leading to a rear access gate. The property also benefits from external lighting, water tap and power points. A single garage and allocated parking space are located to the rear, with additional visitor parking available on the street.

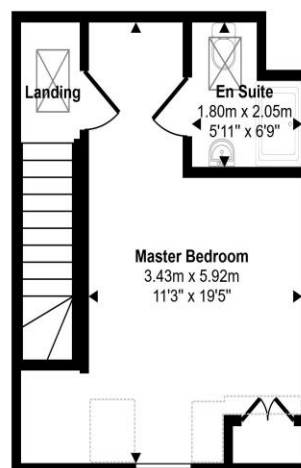
Approx Gross Internal Area
101 sq m / 1083 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 37 sq m / 398 sq ft



Second Floor
Approx 26 sq m / 285 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.





Tenure

Freehold

Services

All main services
Council Tax Band E
EPC Rating B

Referral Fees

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

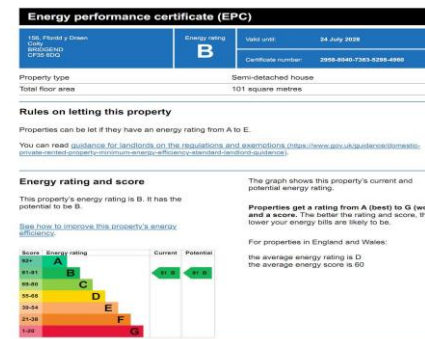
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



Directions

From Junction 36 of the M4, travel south along the dual carriageway signposted Bridgend. Proceed over the first roundabout and at the second roundabout take the first exit left. At the third roundabout, take the first left into Parc Derwen. Continue along this road and take the second left onto Heol Stradling. Follow the road for approximately a quarter of a mile and turn onto Ffordd Y Draen, where the property will be found on the right-hand side, indicated by our for sale

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**

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.