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herbert r thomas

2 Ffordd Y Grug
Coity, Bridgend, CF35 6BQ

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2 Ffordd Y Grug

Asking price **£259,950**

Situated in the highly sought-after Parc Derwen development within walking distance to local school, shops and amenities is this well presented three bedroom terraced property with garage.

Sought after Parc Derwen development

Close proximity to junction 36 of the M4

Walking distance to local schools, shops and amenities

Impressive sized rooms throughout

Garage partially converted

Driveway providing off-road parking

Westerly facing fully enclosed landscape garden

Ensuite to master bedroom

Viewings are highly recommended





Within close proximity to junction 36 of the M4 and Bridgend Town Centre is immaculately presented three bedroom terraced which is well proportioned with a landscaped westerly facing garden and garage.

The property is entered via a partially glazed door into an entrance hallway with staircase rising to the first floor landing, door to useful storage cupboard and doorways to the lounge, kitchen/diner, cloakroom and study. The lounge is a generous sized light an airy room with double glazed UPVC window to front and double glazed UPVC French doors to rear giving access to the westerly facing garden. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over. There is a stainless steel sink with mixer

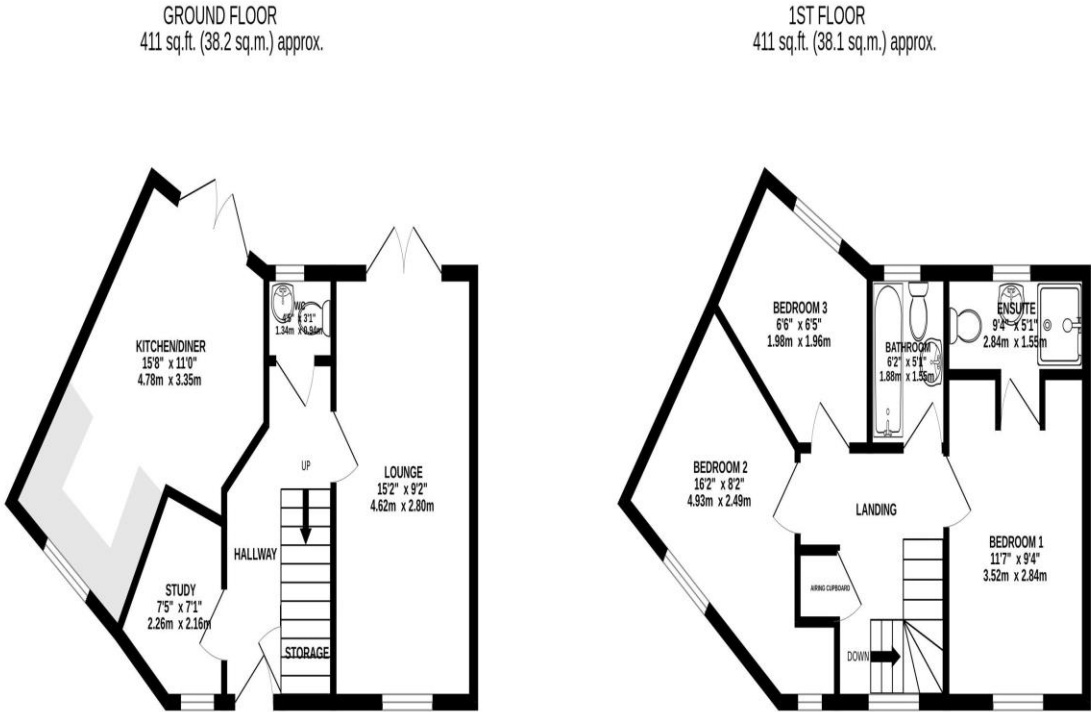
tap, four burner gas hob with complimentary extractor fan overhead, space for dishwasher, space for fridge/freezer and space for one appliance. There is a double glazed UPVC window to front and double glazed UPVC French doors to rear. The study is a well portioned room with a double glazed UPVC window to front. The cloakroom has been fitted with a two-piece suite comprising of a low-level WC and pedestal wash hand basin. There is an obscure glazed window to rear.

To the first floor landing there is a loft inspection point, double glazed UPVC window to front and doorways to all three bedrooms, family, bathroom and airing

cupboard The master bedroom is an impressive sized double room with useful alcove spaces, double glazed UPVC window to front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising of low-level WC, pedestal wash hand basin and glass panel shower. There is a shaver point, half tiled walls, fully tiled walls to wet areas and obscure double glazed window to rear. Bedroom two is another good size double room with alcove space and two double glazed windows to front. Bedroom three is a well proportioned single room with a double glazed window to rear overlooking the garden.

To the front of the property is a small front garden laid to chippings with a gated surround and pathway to entrance. To the rear of the property is a fully landscaped and fully enclosed westerly facing garden, laid mostly to lawn with patio and chippings around. There is an outside tap, pathway leading to garage and an external doorway to the converted part of the garage. This is an impressive sized room fully insulated with power, laminate flooring and doorway to storage side of the garage with the traditional up and over door and ample driveway ahead of the garage providing off road parking.

Viewings are highly recommended.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Coming from junction 36 of the M4 travel south, sign posted Bridgend, proceed over the first two roundabouts and at the third take the first exit into Parc Derwen development. Proceed along this road taking the first left hand turning and follow this road as it meanders through to Ffordd Y Draen. Take the second left hand turning into Ffordd Y Grug where the property can be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

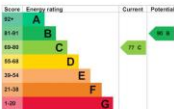
Viewing strictly by appointment through
Herbert R Thomas

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

hrt Est. 1926 **RICS**

| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| 2 Plot 1 Y Grug Cefn 88105000 CF31 6B2 | Energy rating C | Valid until: 15 June 2033 Certificate number: 0318-0000-9296-7317-9389 |
| Property type | Mid-terrace house | |
| Total floor area | 88 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/landlords-on-the-regulations-and-exemptions | | |
| Energy rating and score | | |
| This property's current energy rating is C. It has the potential to be B. | | The graph shows this property's current and potential energy rating. |
| See how to improve this property's energy efficiency. | | 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.



