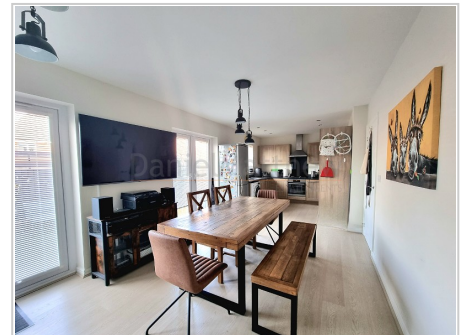


4 Gelli Goch  
Coity  
Bridgend  
CF35 6AW

£357,500



- Immaculate Five Bedroom Detached Property
- Impressive Open Plan Kitchen/Diner
- Spacious Lounge
- Ensuite to Master Bedroom
- Private Drive with Integral Garage
- Sought After Location
- Five Years Remaining of NHBC Warranty
- Close to Junction 36 of M4
- Viewing Highly Recommended



**Ref: PRA10101**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\* FIVE BEDROOM DETACHED \* Daniel Matthew are pleased to offer for sale this immaculate five bedroom home built by Charles Church in 2018 which benefits from five remaining years on the NHBC warranty. This family home is tucked away off a private drive and has no passing traffic. This highly desirable residential locality of Parc Derwen is within close proximity of local schools and amenities, McArther Glen designer outlet and junction 36 of the M4 is a short distance away. The property comprises of a spacious entrance hallway, a generous lounge, impressive open plan kitchen / dining room with two sets of french doors out onto the rear garden, WC. The first floor has a master bedroom with ensuite, a further four bedrooms with a family bathroom. The garden is nicely laid out and landscaped to a high standard. The front of the property is open plan with a double driveway leading to an integral garage.

## Accommodation



### Entrance Hallway

Enter via part glazed composite front door into hallway. Skimmed walls and ceiling with smoke alarm. Storage cupboard. Tiled floor. Staircase to first floor. Door to cloakroom/WC.



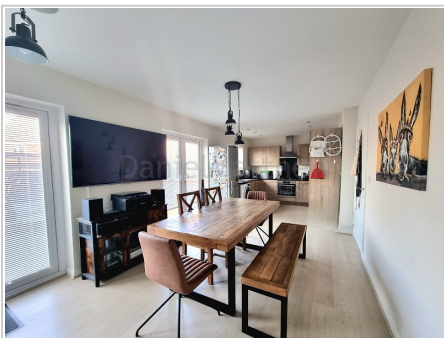
### Cloakroom/w.c

A two piece suite in white which includes a WC and wash hand basin with tiling to splash back. Skimmed walls and ceiling, radiator, mirror, tiled floor and radiator.



### Lounge (15' 10" x 11' 4") or (4.82m x 3.46m)

This light and airy room is spacious and situated to the front of the property with a UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling and fitted carpets.



### Kitchen/Diner/Family Room (27' 7" x 10' 6" Max) or (8.41m x 3.21m Max)

This modern open plan kitchen/dining/living area includes a fully fitted kitchen with a range of wall and base units which includes inset draws with coordinating work surfaces. Integral appliances to remain include; electric oven and four ring gas hob with extractor hood and fridge freezer . Further features include laminate flooring, a one and a half bowl stainless steel sink unit with mixer taps and a UPVC window to the rear elevation. Space and plumbing has been provided for washing machine. Space for tall fridge freezer or an additional appliance. Down lights. The dining/living area offers a continuation of laminate flooring, two UPVC French doors with blinds providing access to the rear garden and space for a dining table and chairs. Radiator. Light fitting.





## Landing

Fitted carpets and doors to all first floor room. Skimmed walls and ceiling. Access to loft with pull down ladder, lighting and boarding.

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## Master Bedroom (14' 8" x 11' 5") or (4.47m x 3.48m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets. Door leading to ensuite. Space for wardrobes.

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## En Suite

A three piece suite in white with WC, wash hand basin and vanity unit, large shower cubicle. Tiling to all splash back areas. Radiator. Mirror. UPVC double glazed window with blind. Tiled flooring.

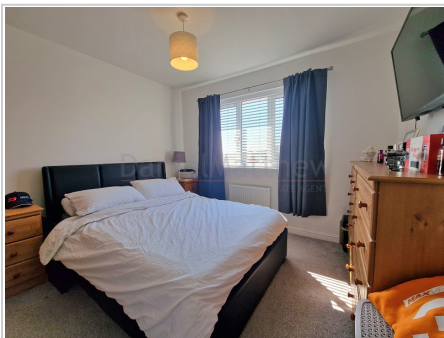
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## Bedroom Two (11' 9" x 9' 5") or (3.59m x 2.88m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets. Build in cupboard.

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## Bedroom Three (11' 11" x 10' 2") or (3.63m x 3.11m)

Situated to the rear of the property with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets.

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### Bedroom Four (11' 4" x 8' 4") or (3.45m x 2.53m)

Situated to the rear of the property with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets.



### Bedroom Five (8' 6" x 7' 7") or (2.60m x 2.32m)

Situated to the rear of the property with UPVC double glazed window with blinds and radiator under. Skimmed walls and ceiling. Fitted carpets.



### Bathroom (8' 3" x 5' 7") or (2.52m x 1.70m)

The bathroom has been fitted with a three suite in white comprising; panelled bath with hand shower, wash hand basin with vanity cupboard and WC. Further features include vinyl flooring, partly tiled walls and an obscure uPVC window to the side elevation. Radiator and mirror.



### Outside

The rear of the property is a tiered nicely landscaped garden and includes a pathway which leads to stone chippings area which slopes down to an artificial grass area surrounded by planted borders and enclosed by feather edged fencing. Garden shed.

The front garden is open plan with stone chipping borders and a courtesy wooden gate providing access to the rear garden. A double driveway leading to an integral garage with boiler and lighting and housing the combination boiler.

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B84

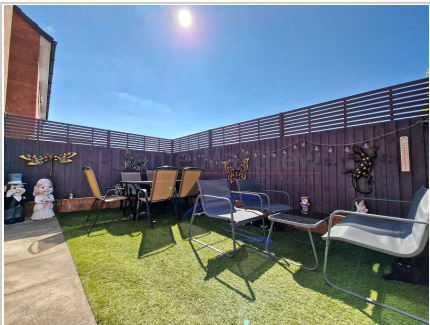
### Tenure

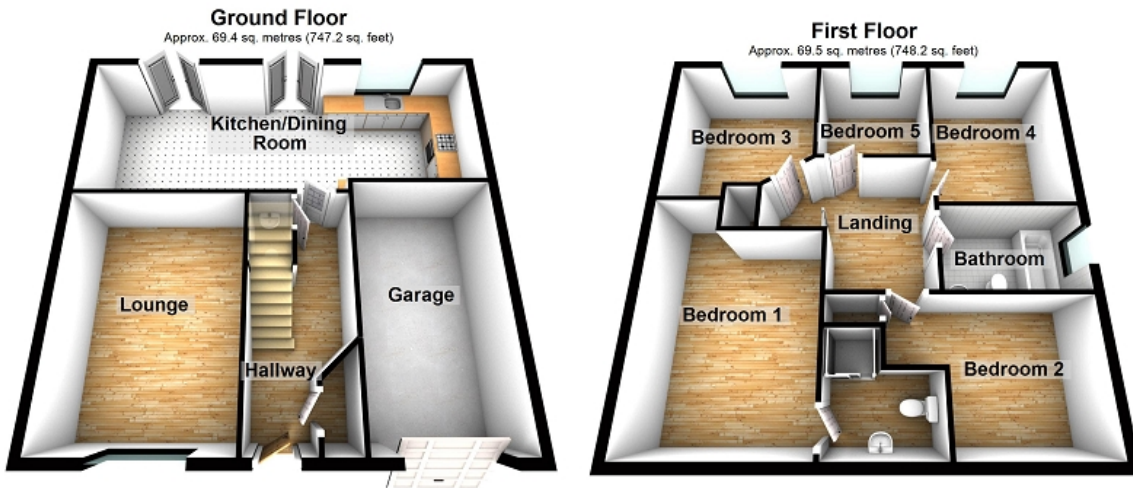
We are informed that the tenure is Freehold

### Council Tax

Band F







Total area: approx. 138.9 sq. metres (1495.3 sq. feet)

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*