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Bridgend
CF35 6GL

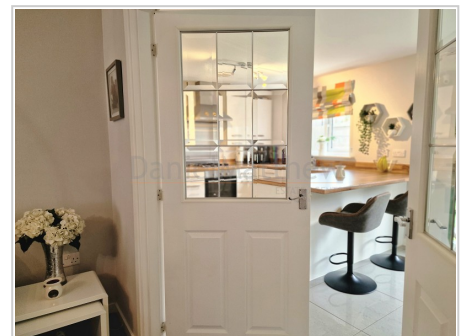
£325,000



- Four Bedroom Detached
- Open Plan Kitchen/Diner
- Utility Room
- Cloakroom
- Ensuite
- Garage
- Off Road Parking
- Close To M4 Junction
- Call To View 01656 750764.

Ref: PRA10281

Viewing Instructions: Strictly By Appointment Only



General Description

* Four Bedroom Detached * Daniel Matthew are pleased to offer for sale this well presented four bedroom family home situated on the popular estate Parc Derwen. Comprising hallway, lounge with double doors opening to kitchen/diner. Utility room and cloakroom. To the first floor four bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, garage, garden to front and rear. With good transport links and easy access to the M4 motorway. This property is highly recommended to view, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, tiled flooring, stairs to first floor.



Lounge (16' 0" x 10' 06") or (4.88m x 3.20m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, double glazed door leading to kitchen/diner.



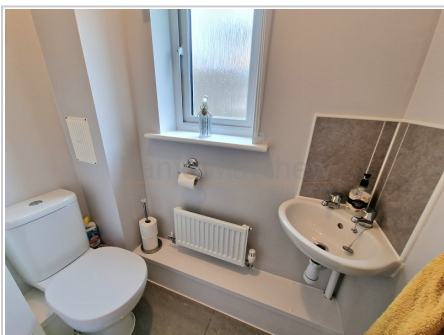
Kitchen/ Diner (18' 00" x 10' 00") or (5.49m x 3.05m)

UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled flooring, radiator. Matching wall and base units with complimentary work surface and upstands, stainless steel sink/drainage, integrated dishwasher, hob and oven. Understairs storage cupboard, door to utility room.



Utility Room

Composite door leading to side access, plain ceiling, plain walls, tiled flooring. Base units, plumbing for washing machine, space for under counter fridge, door to cloakroom.



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled flooring, low level WC, wash hand basin, radiator.

Landing

Plain ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (14' 00" x 10' 00") or (4.27m x 3.05m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, mirrored built in wardrobes, radiator.



En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator.



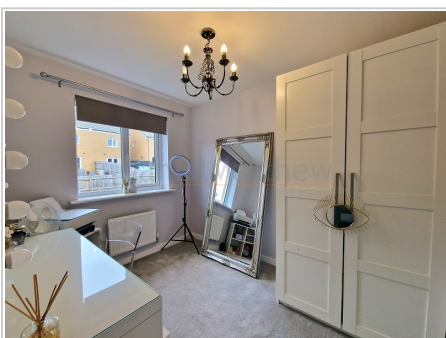
Bedroom Two (11' 09" x 8' 09") or (3.58m x 2.67m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (9' 02" x 8' 09") or (2.79m x 2.67m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Four (9' 02" x 6' 08") or (2.79m x 2.03m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, pedestal wash hand basin, low level WC, panelled bath, vinyl flooring, radiator.



Outside

Front - Laid to lawn area with mature trees, off road parking for two vehicles, side access.

Rear - Tiered level garden comprising artificial lawn, raised decking area. Fenced boundaries.

Garage

Up and over door, power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

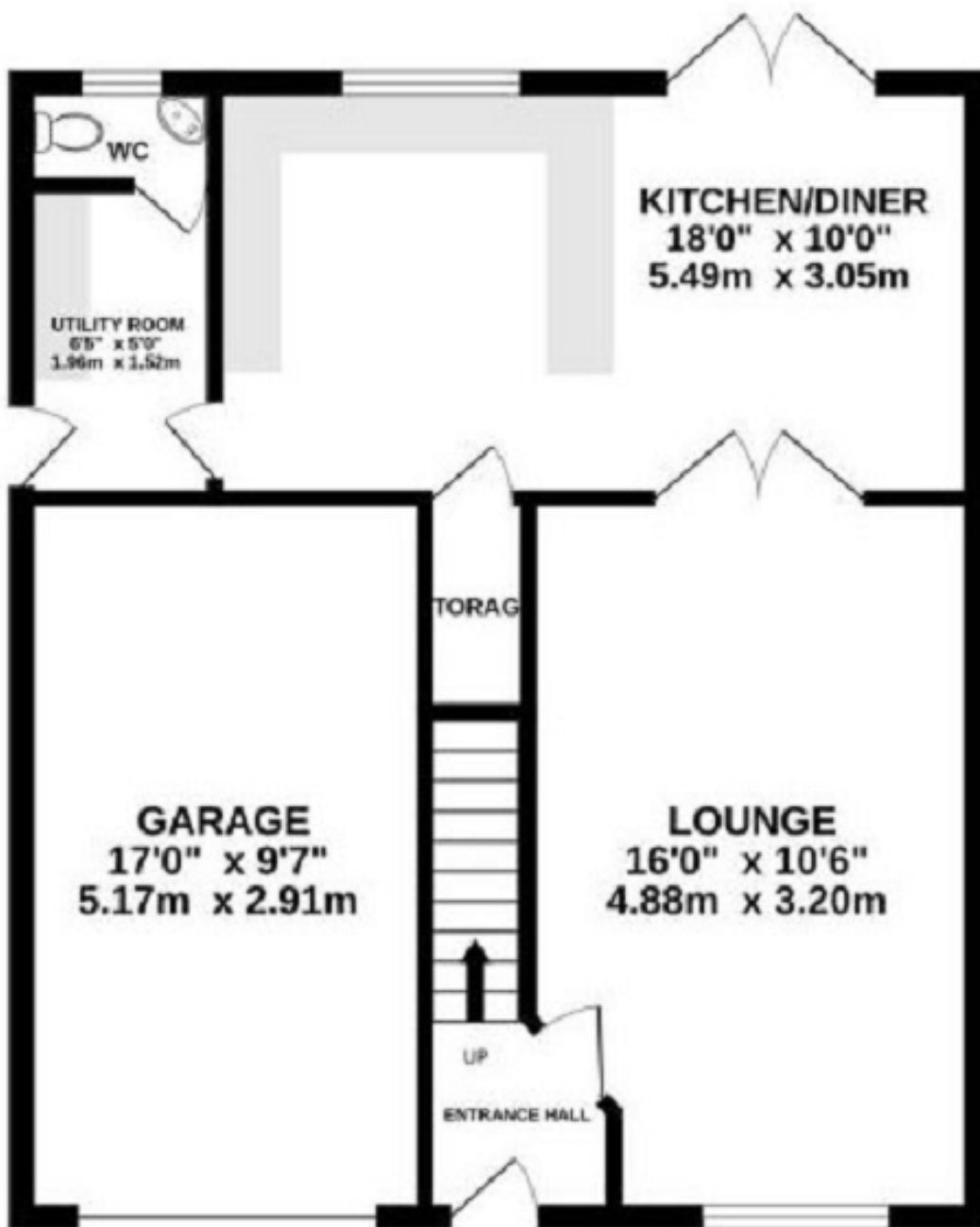
Tenure

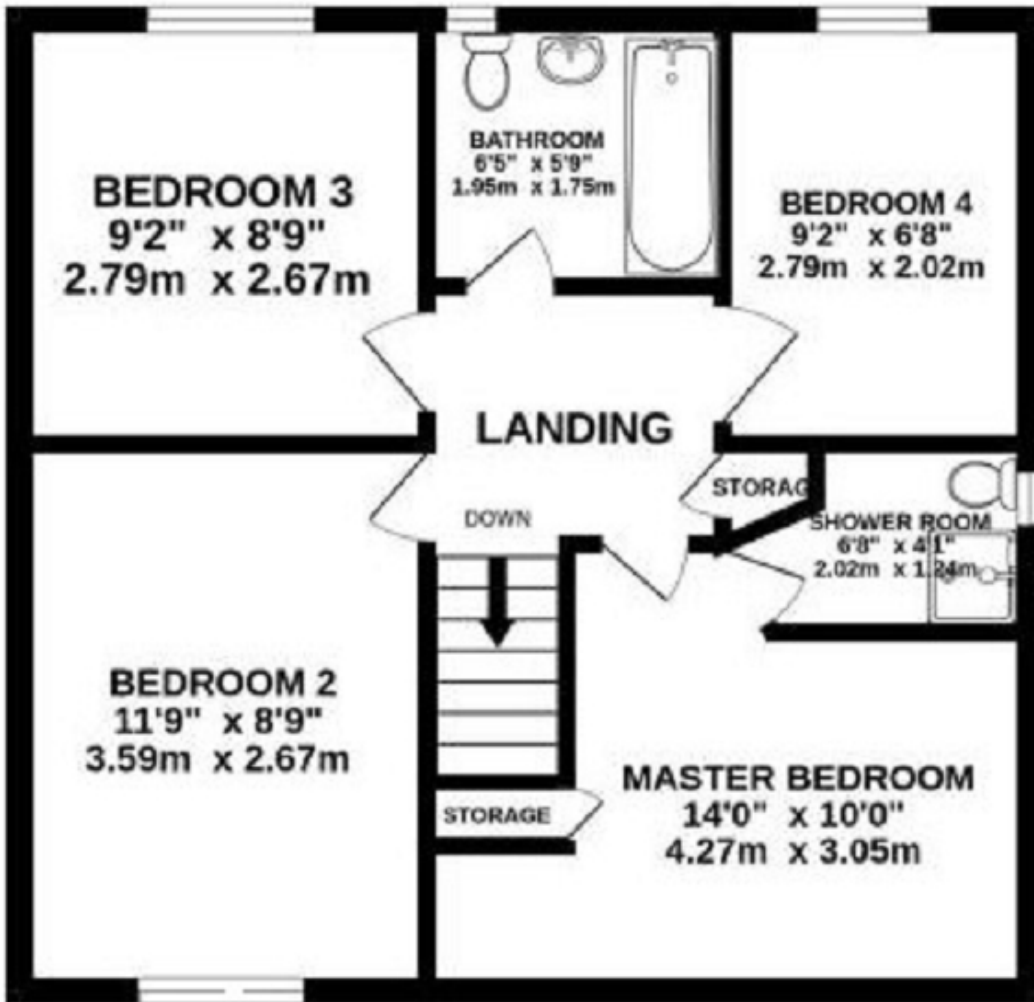
We are informed that the tenure is Freehold

Council Tax

Band E







Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.