

45 Rhodfa'r Celyn
Coity
Bridgend County
CF35 6FN

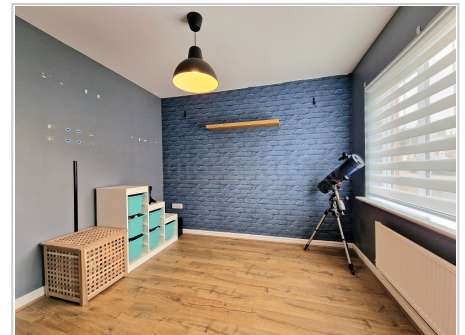
£430,000



- Five Bedroom Detached Family Home
- Two Reception Rooms
- Cloakroom
- Good Size Kitchen/Diner
- Utility Room
- Four Piece Suite To Ensuite and Family Bathroom
- Larger Than Average Garden
- Owned Solar Panels With Battery
- Low Maintenance Garden
- No Chain

Ref: PRA10631

Viewing Instructions: Strictly By Appointment Only



General Description

Situated in the sought-after estate of Parc Derwen in Coity, this impressive five-bedroom detached family home provides spacious living arrangements. The property boasts a detached design that offers a growing family space and comfort. As you enter the house, a welcoming and spacious hallway leads you to various living areas, including a cozy living room, a separate dining room to be used possibly a family room or study also. The well-equipped kitchen features modern amenities and ample space for dining, perfect for family meals and gatherings. Upstairs, the property offers five generously sized bedrooms, with the master bedroom featuring an en-suite bathroom. Further benefits a family bathroom comprising a four piece suite. With additional features such as a utility room, cloakroom and larger than average garage. This home provides everything a modern family could desire. Outside, a well-maintained garden offers low maintenance and side access around the property. While the estate of Parc Derwen provides a family-friendly setting with nearby parks, schools, and convenient amenities. Residents can enjoy easy access to local shops and transportation links, making this property an ideal choice for those seeking a harmonious blend of luxury, comfort, and convenience in the heart of Coity.

Accommodation



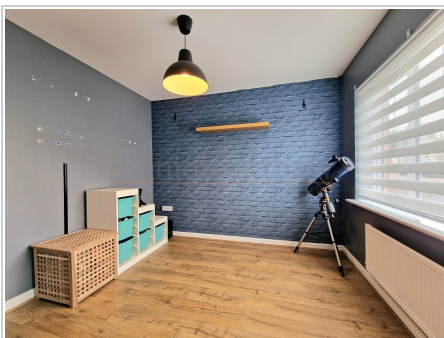
Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, wooden flooring, radiator, understairs storage cupboard, stairs to first floor, doors leading to all ground floor rooms.



Lounge

UPVC double glazed window to front aspect, plain ceiling, plain walls, feature chimney breast, wooden flooring, radiator.



Dining Room

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, radiator, wooden flooring.



Kitchen/ Diner

Two UPVC double glazed French doors leading to garden, UPVC double glazed window to rear aspect, matching wall base units with breakfast bar, Ceramic sink/drainage, integrated oven with extractor hood, space for fridge/freezer, plumbing for dishwasher, wooden flooring, radiator, door to utility room.



Utility Room

Door to side aspect, plain ceiling, plain walls, base units with space for tumble dryer, plumbing for washing machine. Wooden flooring, radiator.

Landing

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



Master Bedroom

Two UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, door to ensuite, wardrobes to remain.



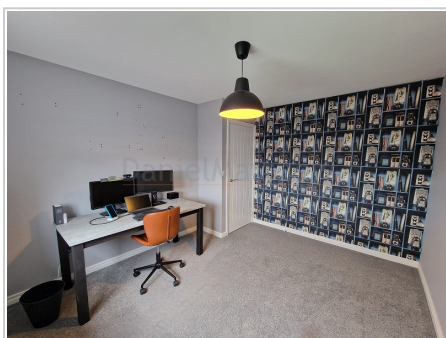
En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath, shower enclosure with shower over head. Vinyl flooring, radiator.



Bedroom Two

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



Bedroom Three

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



Bedroom Four

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

Bedroom Five

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, would make ideal study or nursery.



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath, enclosed shower with shower overhead, vinyl flooring, radiator.



Outside

Front - Decorative gravel with yacht rope boundaries, off road parking for several vehicle, EV charger remaining, side access to rear garden.

Rear - Low maintenance garden with patio seating areas, artificial grass.

Garage

Larger than average garage with up and over door, personal door, power and lighting. Containing the battery for the solar panels on the roof of the property, please note that the solar panels are owned and not leased.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

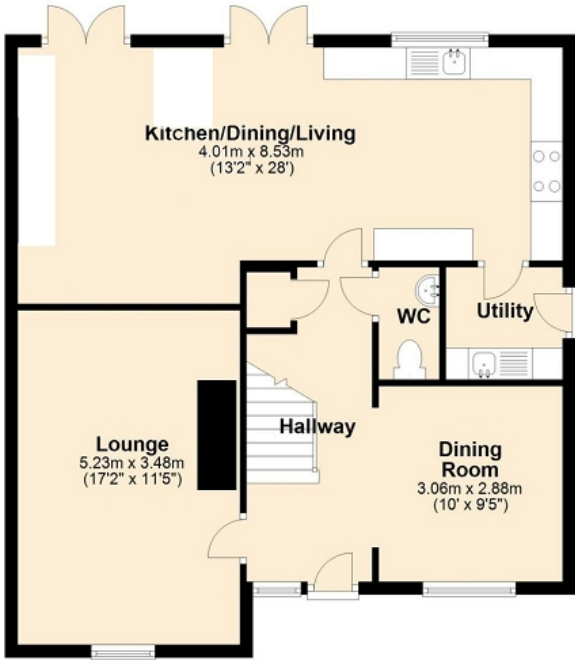
Council Tax

Band F



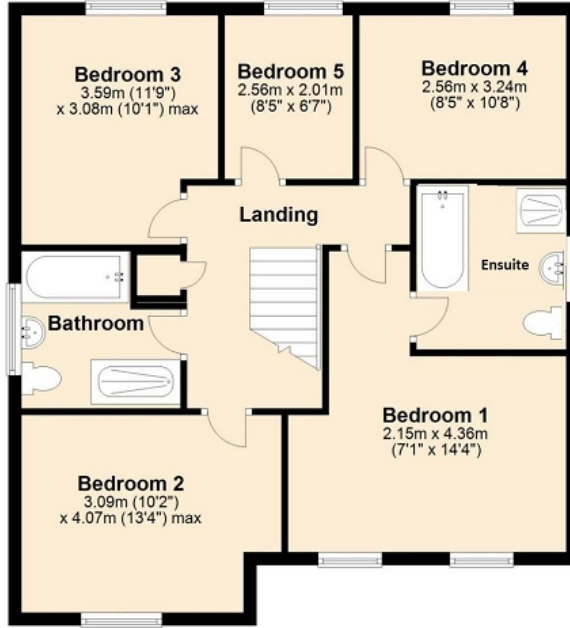
Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



First Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



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.