

97 Clos Yr Eyr
Coity
Bridgend
Bridgend County
CF35 6HF

£370,000



- Four Bedroom Detached Family Home
- Superb Location Over Looking Public Open Space
- Spacious Lounge
- Study
- Kitchen / Dining Room
- Cloakroom / WC
- Family Bathroom
- Well Presented Rear Garden With Large Patio Area
- Driveway leading To Garage
- OFFERED WITH NO GOING CHAIN

Ref: PRA10895

Viewing Instructions: Strictly By Appointment Only

General Description

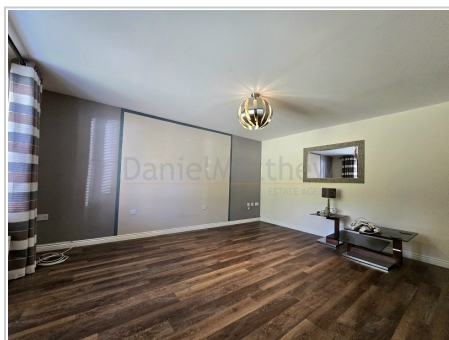
*****PRIVATE LOCATION OVER LOOKING PUBLIC OPEN SPACE***** Offered with 'No Ongoing Chain' we are pleased to offer to the market this well proportioned four double bedroom detached property situated in the popular development of Parc Derwen. This property consists of a contemporary open plan kitchen/dining room to the rear, separate lounge, study and cloakroom / WC. To the first floor there are four double bedrooms with ensuite to master and family bathroom. The driveway leads to a garage and the rear garden is spacious and nicely landscaped. The property is situated in an excellent location on a corner plot over looking the public open space and within walking distance of local amenities, shops and schools. Close proximity to Bridgend Town Centre and easy access to Junction 36 of the M4. To arrange a viewing call 01656 750764.

Accommodation



Entrance Hallway

Enter via front door into hallway which has skimmed ceiling and LVT flooring. Under stairs storage. Radiator. Doors leading to all first floor rooms.



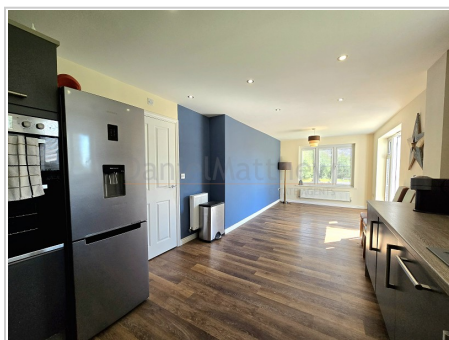
Lounge (15' 5" x 12' 9") or (4.70m x 3.88m)

A spacious room situated to the front of the property with skimmed walls and ceiling and LVT flooring. UPVC double glazed window with blinds to remain and radiator under.



Study (10' 7" x 6' 10") or (3.22m x 2.09m)

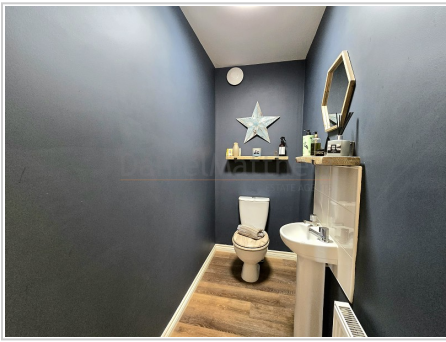
Situated to the front of the property with skimmed walls and ceiling and LVT flooring. UPVC double glazed window with blinds to remain and radiator under.



Kitchen/Dining Room (26' 5" x 10' 6") or (8.05m x 3.20m)

Narrowing to 2.83m

This generous family room over looks the rear garden and benefits from a fully fitted kitchen with coordinating work surfaces and sink with drainer and mixer tap. Integrated electric oven, gas hob, washing machine and dishwasher. Cupboard housing the central heating boiler. Space for six to eight seater table and chairs. Skimmed walls and ceiling with down lights. LVT flooring. Radiator. Two UPVC double glazed window with blinds and French doors out onto rear garden.



Cloakroom/w.c (6' 10" x 3' 5") or (2.08m x 1.03m)

A two piece suite in white with skimmed walls and ceiling and LVT flooring and radiator.

Landing

The landing has fitted carpets. Access to loft. Airing cupboard. Doors off to all first floor rooms.



Master Bedroom (12' 10" x 12' 4") or (3.91m x 3.77m)

Situated to the front with UPVC double glazed window and blinds to remain, radiator under. Skimmed walls and ceiling. Fitted carpets. Built in double wardrobes. Door leading to ensuite.



En Suite (6' 7" x 5' 7") or (2.01m x 1.69m)

A three piece suite in white which includes a WC, pedestal wash hand basin and cubicle shower. Tiling to splash back areas. Radiator. Ceramic tiled flooring with UPVC obscure glazed window.



Bedroom Two (13' 9" x 10' 0") or (4.20m x 3.05m)

Situated to the front with UPVC double glazed window and blinds to remain, radiator under. Skimmed walls and ceiling. Fitted carpets. Built in double wardrobes.



Bedroom Three (12' 9" x 9' 0") or (3.88m x 2.75m)

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



Bedroom Four (11' 3" x 10' 2") or (3.42m x 3.09m)

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



Bathroom (6' 10" x 6' 3") or (2.08m x 1.90m)

A three piece suite in white which includes a WC, pedestal wash hand basin and bath with shower and screen. Tiling to splash back areas and ceramic tiled floor. Radiator. Skimmed ceiling with down lights. UPVC obscure double glazed window.



Garden

The rear garden is nicely presented with two patio areas and mainly laid to lawn and fully enclosed. Access via the side gate to the front of the property.

The front is open plan with a lovely outlook. Driveway leading garage.



View

Services

Mains electricity, mains water, mains gas, mains drainage

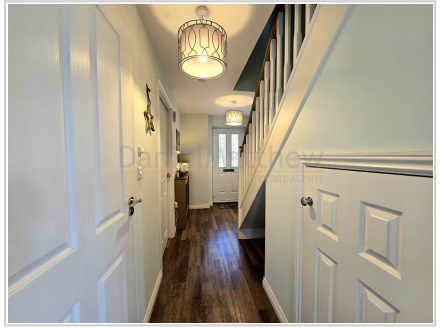
EPC Rating: B83

Tenure

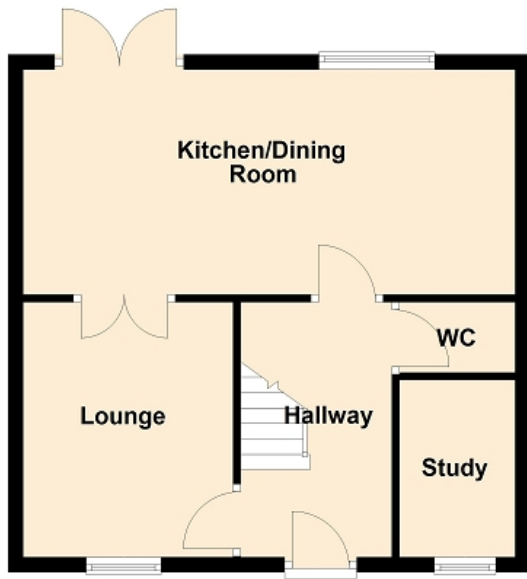
We are informed that the tenure is Freehold

Council Tax

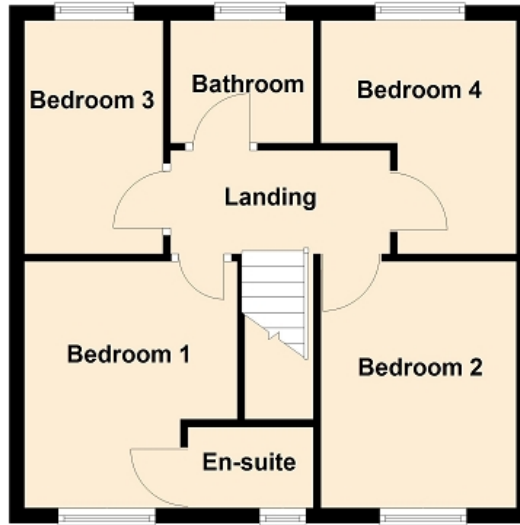
Band F



Ground Floor



First Floor



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.