

103 Clos Yr Eryr
Bridgend
Bridgend County
CF35 6HF

£325,000



- FOUR BEDROOM DETACHED
- LOUNGE WITH DOORS OPENING OUT TO THE GARDEN
- KITCHEN/DINER TO FRONT ASPECT
- UTILITY/WC ROOM
- FOUR BEDROOMS AND PRIMARY WITH EN SUITE
- FAMILY BATHROOM
- SINGLE GARAGE
- DRIVE AND ENCLOSED GARDEN
- LOCATED ON THE POPULAR PARC DERWEN ESTATE
- MUST TO VIEW

Ref: PRA10910

Viewing Instructions: Strictly By Appointment Only



General Description

"FOUR BEDROOM DETACHED WITH 360 TOUR" Daniel Mathews are pleased to present this beautiful family home, which is situated in Parc Derwen in Coity. As you enter the house the hallway leads you to the spacious living area, kitchen/diner and atilit/wc room. To the first floor the master bedroom with access to the en-suite, Three further bedrooms and family bathroom. Outside a enclosed garden to the rear and laid to lawn to the front, side access to the garden from the drive, single garage with power and light. Lovely position and close to the path to walk on the common land. This is a Must to View property with a full 360 tour which allows you to preview from the front of the property, inside and external of the garden. To arrange a viewing please call on 01656750764 to arrange an appointment.

Accommodation



Entrance

Enter via UPVC door in to a bright and spacious hallway, plain walls, plain ceiling, carpet flooring, radiator, storage cupboard, access to the staircase and ground floor rooms.



Kitchen/ Diner

UPVC double glazed window to front aspect, Beautiful white kitchen with a range of wall and base units with complimentary worktops, gas hob and electric oven with extractor over, stainless steel sink with mixer tap, integrated dishwasher and integrated fridge/freezer, plain and part tile splash back walls, plain ceiling, radiator, laminate flooring, island with inset draws and storage space.



Lounge

Spacious lounge with a rear UPVC double glazed window and french doors, plain walls, feature paper wall, plain ceiling, radiator and carpet flooring.



Utility and WC

Utility area with worktops, wall storage, space for a washing machine, space for a tumble dryer, plain walls, plain ceiling, vinyl flooring and door access to the WC.

Door to WC with low level WC, pedestal wash hand basin, radiator, plain walls, plain ceiling and vinyl flooring.



Landing

Landing with storage cupboard, plain walls, plain ceiling, carpet flooring, attic hatch, radiator and access to first floor rooms.



Bedroom One

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, carpet flooring and access to the en suite.



En Suite

Three piece suite comprising vanity unit with low level WC, pedestal wash hand basin, double shower enclosure, radiator, vinyl flooring, plain walls, tile splash back and plain ceiling.



Bedroom Two

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



Bedroom Three

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



Bedroom Four

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



Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, radiator, vinyl flooring, plain ceiling, plain walls and tile splash back.



Outside

FRONT- Laid to lawn with path t the main entrance.

REAR- Enclosed low maintenance rear garden with fence boundary, area for a shed, laid to deck, laid to patio and decorative gravel area, side gate access.

Garage

Remote access door with power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

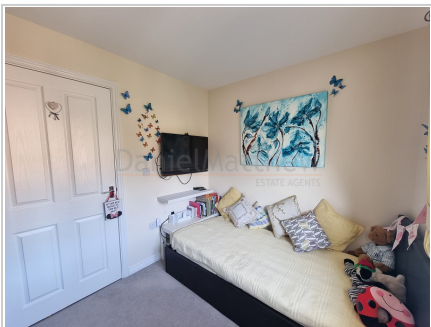
Ground Rent

Service Charge

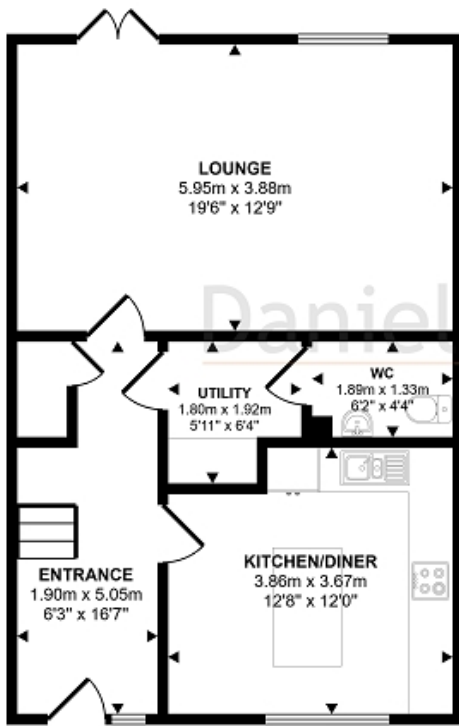
Council Tax

Band Not Specified

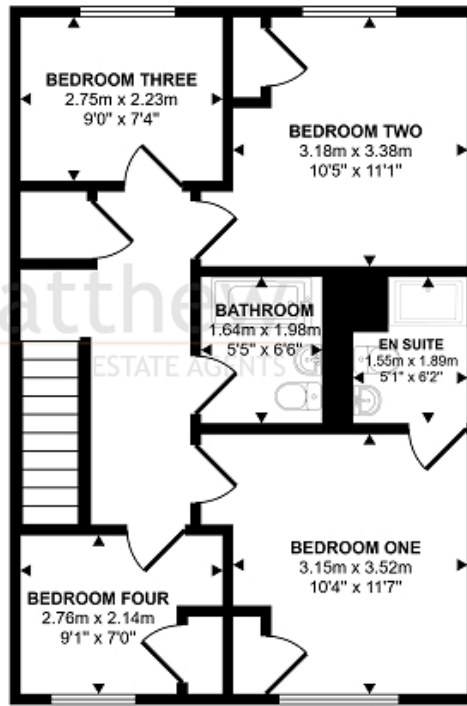
Deposit: £0.00



Approx Gross Internal Area
110 sq m / 1179 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft



First Floor
Approx 55 sq m / 596 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.