

18 Lon Yr Ardd
Coity
Bridgend
CF35 6EZ

£244,950



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CLOAKROOM, EN-SUITE & FAMILY BATHROOM
- SPACIOUS LOUNGE
- NESTLED IN THE SOUGHT AFTER PARC DERWEN DEVELOPMENT
- DRIVEWAY & GARAGE
- SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & M4 CORRIDOR
- IDEAL FAMILY HOME
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10945

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FAMILY HOME, THREE BEDROOM SEMI-DETACHED*** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate three bedroom semi detached property nestled in the sought-after Parc Derwen development. This property is close to local amenities including shops, great school catchment and easy access to M4 corridor. Property comprises to the ground floor, welcoming hallway, cloakroom, kitchen and spacious lounge. To the first floor three bedrooms with en-suite to main bedroom and family bathroom. Further benefits are single garage, off road parking, tiered south facing rear garden, easy access via public transport to Cardiff and Swansea making this an ideal home for commuters. To view this beautiful home please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door leading into a light and welcoming entrance hallway, plain ceiling, plain walls, wood effect laminate flooring, staircase leading to first floor, doors leading into;-



Kitchen (11' 9" x 7' 11") or (3.59m x 2.41m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, wood effect laminate flooring, a range of hi-gloss wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with four ring gas hob and extractor fan, wall mounted combination boiler, radiator.



Cloakroom/w.c (7' 1" x 5' 2") or (2.17m x 1.58m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.



Lounge (15' 5" x 15' 1") or (4.70m x 4.60m)

UPVC double glazed French doors with side glass panels to well presented rear garden, plain ceiling, plain walls, wood effect laminate flooring, radiator, large storage cupboard. Space for dining table and chairs.



Landing

Plain ceiling, loft access, plain walls, fitted carpet, storage cupboard, doors leading into;-



Bedroom One (11' 3" x 11' 0") or (3.42m x 3.36m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into en-suite.



En Suite (7' 0" x 5' 8") or (2.13m x 1.72m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains overhead shower, radiator.



Bedroom Two (10' 1" x 8' 0") or (3.07m x 2.44m)

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



Bedroom Three (8' 6" x 7' 1") or (2.58m x 2.16m)

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



Bathroom (8' 0" x 4' 11") or (2.45m x 1.49m)

Plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.

Garage



Outside

Front - Pathway leading to front door, decorative stone, driveway leading to large garage with pitched roof.

Rear - A beautifully presented rear garden, decked area with glass balustrade, door leading into large garage, steps leading down to laid to lawn area, fenced boundaries.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: B81

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.