



55 Heol Stradling, Parc Derwen,  
Coity, Bridgend, CF35 6AN

**WATTS & MORGAN** 160 YEARS



## 55 Heol Stradling, Parc Derwen, Coity, Bridgend, CF35 6AN

**£209,950** Freehold

### 3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to offer to the market this three double bedroom townhouse located in the popular Parc Derwen development in Coity, Bridgend. Offering flexible and spacious accommodation. Less than one mile to J36 of the M4 and McArthur Glen Retail Outlet and reputable schools. Accommodation comprises; entrance hallway, generous lounge, cloakroom/WC, kitchen/breakfast room with French doors to rear. First floor landing, two double bedrooms and 3-piece modern family bathroom. Second floor with master suite. Externally presenting low maintenance front and rear gardens and allocated off-road parking to the rear for two vehicles. EPC Rating; B.

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 23.4 miles
- M4 (J36) 0.6 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a composite glazed door into the hallway with space for cloaks and shoes. A courtesy door opens into the lounge.

The lounge is a generous size reception room, neutrally decorated to offer a uPVC window to the front elevation and understairs storage cupboard.

An inner hallway presents a carpeted staircase to the first floor landing and leads into a modern 2-piece cloakroom/WC.

To the rear of the property lies the kitchen/breakfast room fitted with a range of matt grey wall and base units with complementary laminate work surfaces. A range of integral 'Electrolux' appliances to remain include; 4-ring gas hob with oven/grill beneath and pull-out extractor hood. One cupboard houses the 'Ideal' gas combi boiler. Space is provided for a freestanding fridge freezer along with space and plumbing for two white good appliances. Further benefiting from; a one and a half stainless steel sink, uPVC window to the rear elevation, additional wall units and 'Quartz' effect breakfast bar with space for high stools and uPVC French doors provide access out onto the garden with 'perfect fit' in-built blinds.

### FIRST FLOOR

The first floor landing presents a carpeted staircase leading to the second floor.

Two double bedrooms are offered to this floor with uPVC windows, a alcove for freestanding bedroom furniture and carpeted flooring.

The family bathroom is fitted with a modern 3-piece white suite comprising; panelled bath with rainfall/hand-held shower over with 'Quartz' effect cladded walls and wash-hand basin with WC.

### SECOND FLOOR

The second floor landing provides a storage cupboard and leads into the master bedroom which is a delightful double room providing ample space for freestanding bedroom furniture, uPVC window to the front elevation and a loft hatch gives access to the loft space.

A courtesy door leads into the spacious 3-piece en-suite shower room with fully tiled single shower cubicle, wash-hand basin and WC; offering a velux window, vinyl floor covering and space for storage.

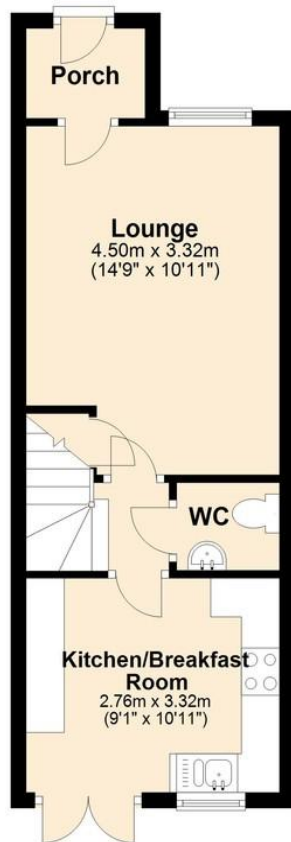
### GARDENS AND GROUNDS

No.55 is approached off Heol Stradling onto a chipping front garden with central stepped footpath to front door.

The rear garden has been recently landscaped to offer a low maintenance garden which is predominately laid to Cotswold stones with patio area - ideal for outside dining; and a footpath leads to a courtesy gate providing access out onto the allocated parking for two large vehicles. The rear garden wraps around to a private raised patio area which is ideal for alfresco dining. External power sockets are also on offer.

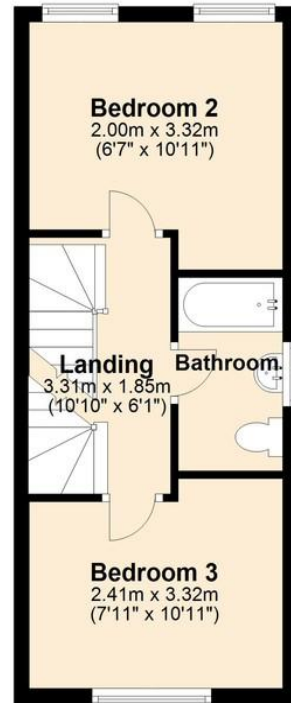
## Ground Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



## Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

### SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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