



1, Llys Y Wennol  
Bridgend, CF35 6FD

Watts  
& Morgan







# 1, Llys Y Wennol

Coity, Bridgend CF35 6FD

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**£345,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

We are delighted to offer to the market this beautifully presented four bedroom detached family home situated in a popular area in the Parc Derwen Development in Coity. Located conveniently within walking distance of local amenities and Coity Village. Great commuter access via Junction 36 of the M4 Motorway and Bridgend Town Centre. This spacious accommodation comprises; entrance hall, generous living room, WC/cloakroom, open-plan kitchen/dining room and utility. First floor; main double bedroom with en-suite shower room, 2 further double bedrooms, 1 single bedroom and a family bathroom. Externally the property benefits from a private driveway, single garage and a substantially large lawned wrap around garden with a wonderful landscaped section with patio slabs and steps leading down to a bespoke built summer house with power supply, lights and hot tub to remain EPC Rating; 'C'.

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## Directions

\* Bridgend Town Centre - 2.5 Miles \* Cardiff City Centre - 21.0 Miles \* J36 of the M4 Motorway - 2.0 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC door leading into the entrance hallway with laminate flooring and a large built-in storage cupboard. A half-turn staircase leads up to the first floor.

The ground-floor cloakroom/WC is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with laminate flooring, tiled splash-back and a window to the front.

The main living room is a generous sized reception room with carpeted flooring, windows to the front and French doors opening out to the rear.

The kitchen/dining room has been comprehensively fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over. Integral appliances to remain include; 4-ring gas hob, oven, grill and extractor fan, fridge, freezer and dishwasher. The kitchen/dining room offers laminate flooring, windows over-looking the rear garden, windows to the front and plenty of space for a freestanding dining table.

The utility room has been fitted with wall and base units and work surfaces over.

Plumbing is provided for an appliance and also the utility houses the gas combi boiler.

A partly-glazed door leads out to the rear garden.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch.

Bedroom one is a generous sized main bedroom with carpeted flooring, windows to the rear and a door leading into the en-suite shower room. The en-suite shower room has been fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash hand basin. Features partly-tiled walls, tiled flooring and a window to the rear.

Bedrooms two and three are both further double bedrooms with carpeted flooring whilst bedroom four is a comfortable single bedroom with windows to the front.

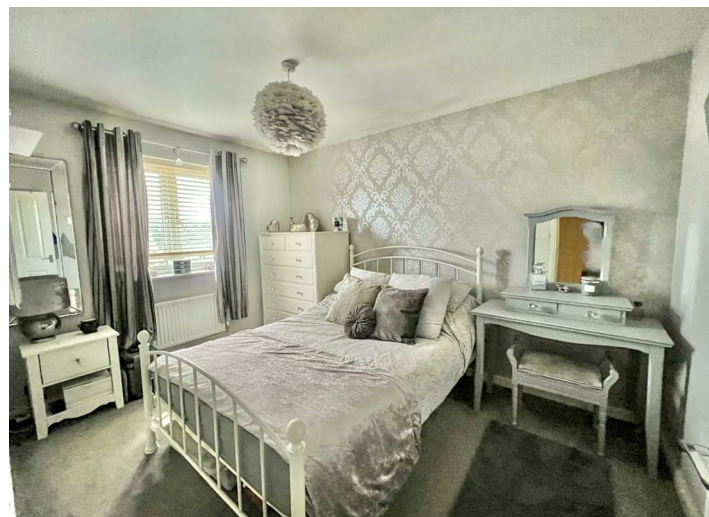
The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and wash hand basin. Also benefitting from partly-tiled walls, tiled flooring and a window to the side.

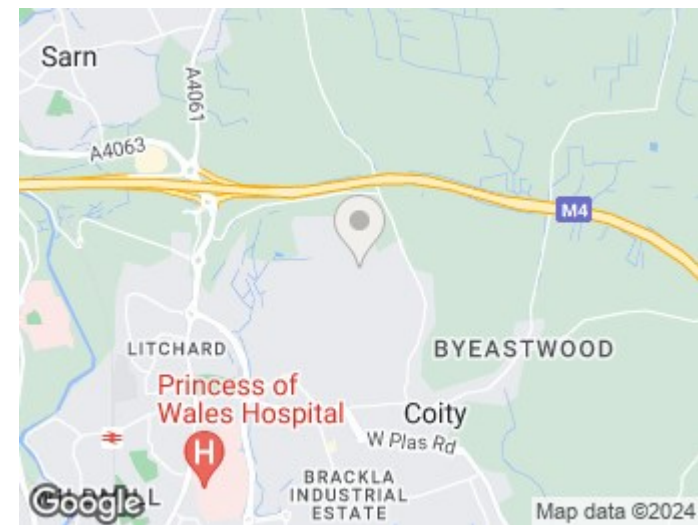
### GARDENS AND GROUNDS

Approached off Llys Y Wennol, no.1 benefits from a private driveway to the side of the property with off-road parking for one vehicle leading to the single garage with power supply. The property sits on a substantially large corner plot benefitting from a wrap around lawned garden. A large section has been beautifully landscaped with patio slabs and raised planters. Steps lead down to a bespoke built outdoor summerhouse with lights and power supply; perfect for outdoor furniture and entertaining. The summerhouse is laid with patio slabs and under a timber shelter with hot tub to remain.

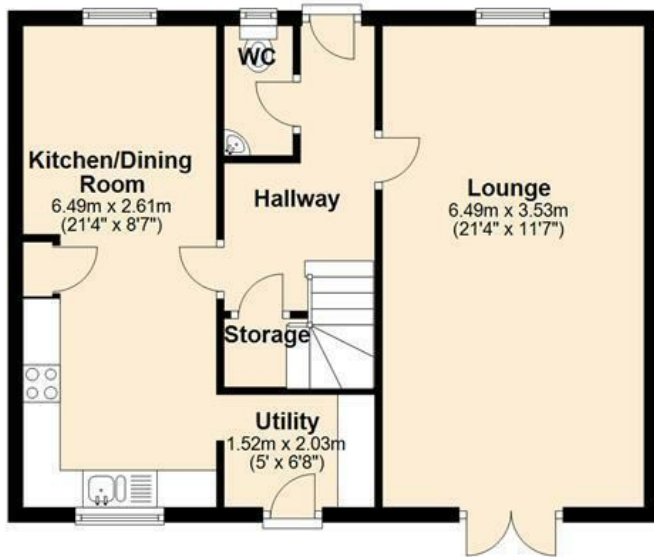
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band "E"

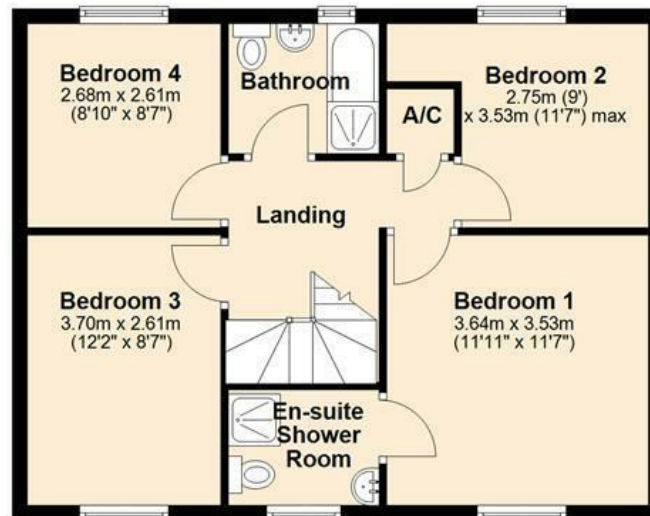




**Ground Floor**  
Approx. 54.3 sq. metres (584.9 sq. feet)



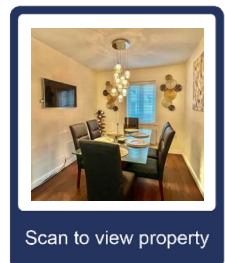
**First Floor**  
Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 108.7 sq. metres (1169.5 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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