



59, Clos Yr Eryr
Bridgend, CF35 6HE

Watts
& Morgan



59, Clos Yr Eryr

Bridgend CF35 6HE

£290,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

PRICE GUIDE OF £290,000-£299,950

New to the market this well presented 3 bedroom detached property situated in a sought-after location on the Parc Derwen Development. Located within close proximity to Coity Village, local amenities, shops, schools and Bridgend Town Centre. Great commuter access via Junction 36 of the M4. This well proportioned accommodation comprises; entrance hall with glass feature wall, WC/cloakroom, kitchen/dining room and living room. First floor; main bedroom with en-suite shower room, further double bedroom, single bedroom and a family bathroom. Externally enjoying a private driveway to the side, single garage and a landscaped rear garden. EPC Rating; 'B'

Directions

* Bridgend Town Centre - 3.0 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 2.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a composite door leading into the entrance hallway with laminate flooring, ample understairs storage cupboard and a carpeted staircase leads up to the first floor. A feature glass windows over-looks the kitchen/dining room.

The WC/cloakroom has been fitted with a 2-piece suite comprising of a dual flush WC, wash hand basin with tiled splash-back and a window to the front.

The kitchen/dining room has been fitted with a range of coordinating wall and base units and complementary works surfaces over. Features laminate flooring, dual aspect windows over-looking the front and side and ample space for a freestanding dining table. Integral appliances to remain include; 4-ring induction hob with oven, grill, extractor fan and a freestanding dishwasher. Space is provided for a freestanding fridge/freezer and a washing machine.

The main living, located to the rear of the property, is a great sized reception room with laminate flooring, windows over-looking the rear garden and French doors opening out to the rear.

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

Bedroom one, located to the front of the property, is a great sized main bedroom with carpeted flooring, windows over-looking the front leading into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash hand basin with fully tiled walls and vinyl flooring.

Bedroom two is a further double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a comfortable single bedroom with carpeted flooring and windows to the front.

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

GARDENS AND GROUNDS

Approached off Clos Yr Eryr, no. 59 benefits from a shared driveway between 3 properties leading up to the property. There is a private driveway to the side with off-road parking for 2 vehicles in front of the single garage with power supply.

To the rear of the property is a generous fully enclosed garden backing onto greenery behind. The garden has been landscaped with an outdoor composite decked area whilst the remainder is laid with artificial turf and stone chipping borders. A side gate provides access to the driveway.

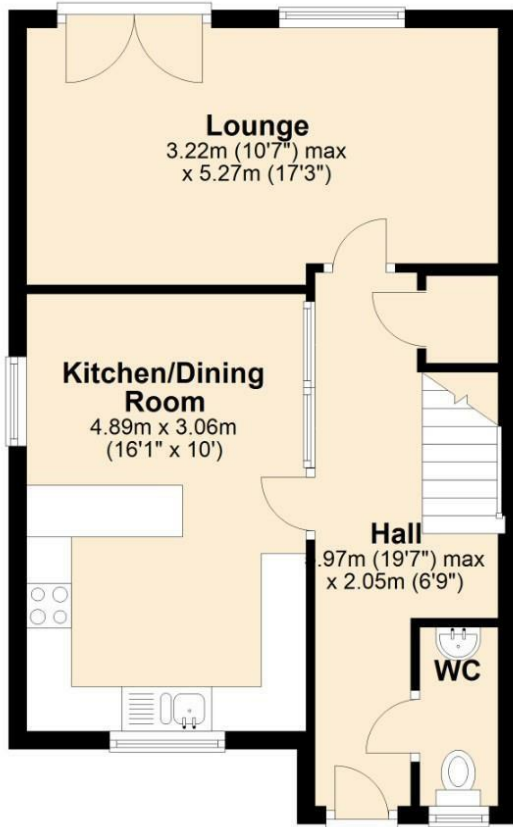
ADDITIONAL INFORMATION

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



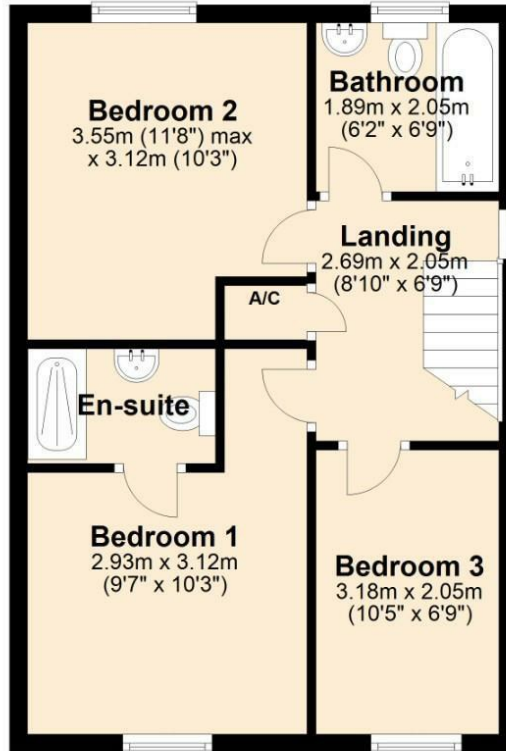
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)

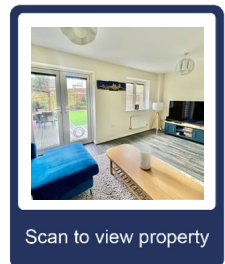


Total area: approx. 83.8 sq. metres (902.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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