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28, Heol Stradling  
Bridgend, CF35 6AN

Watts  
& Morgan

# 28 Heol Stradling

Coity, Bridgend CF35 6AN

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**£400,000 Freehold**

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

\*\*\*\*\*Price Guide £400,000- £415,000\*\*\*\*\*

Watts and Morgan are pleased to present to the market this spacious four bedroom detached property located in the highly sought after Parc Derwen Development in Coity. A 'Heyden' design built by Taylor Wimpey. Enjoying close proximity to Bridgend Town Centre, McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; entrance hallway with WC, study, kitchen/dining/family room, utility, bay-fronted lounge. First floor landing, two double bedrooms with en-suites, two further double bedrooms and a modern family bathroom. Externally enjoying a private enclosed predominantly lawned rear garden. Single garage with ample private parking. EPC Rating; 'C'.

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## Directions

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a composite partially glazed door with side panels adjacent into a generously sized entrance hallway featuring laminate flooring and carpeted staircase to the first floor landing. The hallway benefits from an under-stairs storage cupboard.

The ground floor WC has been fitted with a 2-piece white suite comprising low level dual flush WC and pedestal wash-hand basin with tiled splashback. Further features include laminate flooring.

The lounge is a spacious reception room with a uPVC bay window to the front elevation and carpeted flooring.

To the rear of the property is the open plan kitchen/dining/family room. This spacious room offers tiled flooring throughout, two sets of uPVC French doors opening out onto the rear garden and ample space for freestanding furniture. The kitchen has been comprehensively fitted with a range of high gloss wall and base units with roll top wood effect laminate work surfaces. Integral appliances to remain include oven, grill and extractor fan. Space and plumbing has been provided for a fridge freezer and further appliances. The kitchen houses the gas combi boiler within a kitchen cupboard.

The utility features a range of wall and base units with roll top laminate work surfaces, stainless steel sink, ceramic floor tiles and a partially glazed composite door providing access onto the side of the property.

The study is an additional versatile reception room offering uPVC window to the front elevation and laminate flooring.

### FIRST FLOOR

The first floor landing features a uPVC window to the front elevation and carpeted flooring.

Bedroom one is a spacious double bedroom with uPVC window to the front elevation, carpeted flooring and built-in double wardrobes. Leads into a spacious en-suite comprising of a low level WC, pedestal wash-hand basin and a recently fitted double walk-in shower cubicle with glass door. Further features include tiled walls, vinyl flooring and window to the front elevation.

Bedroom two is a further double bedroom with uPVC window to the rear elevation and carpeted flooring. Leads into an en-suite shower room fitted with a dual flush WC, pedestal wash-hand basin and walk-in shower cubicle.

Bedroom three is a further double bedroom with two sets of uPVC windows to the front elevation and carpeted flooring.

Bedroom four is another double bedroom with two uPVC windows to the front elevation and carpeted flooring.

The family bathroom has been fitted with a 3-piece white suite comprising of low level dual flush WC, pedestal wash-hand basin and panelled bath with overhead shower. Further features include vinyl herringbone style flooring and partially tiled walls.

### GARDENS AND GROUNDS

The property is accessed off Heol Stradling with double gates opening out onto a shared driveway providing access around to the rear of the property where off-road parking is provided for two vehicles leading to the single garage with full power supply. To the front of the property is a low maintenance lawned garden. To the rear is a landscaped rear lawned garden with raised decked area fully enclosed by timber fencing and ideal for outdoor furniture.

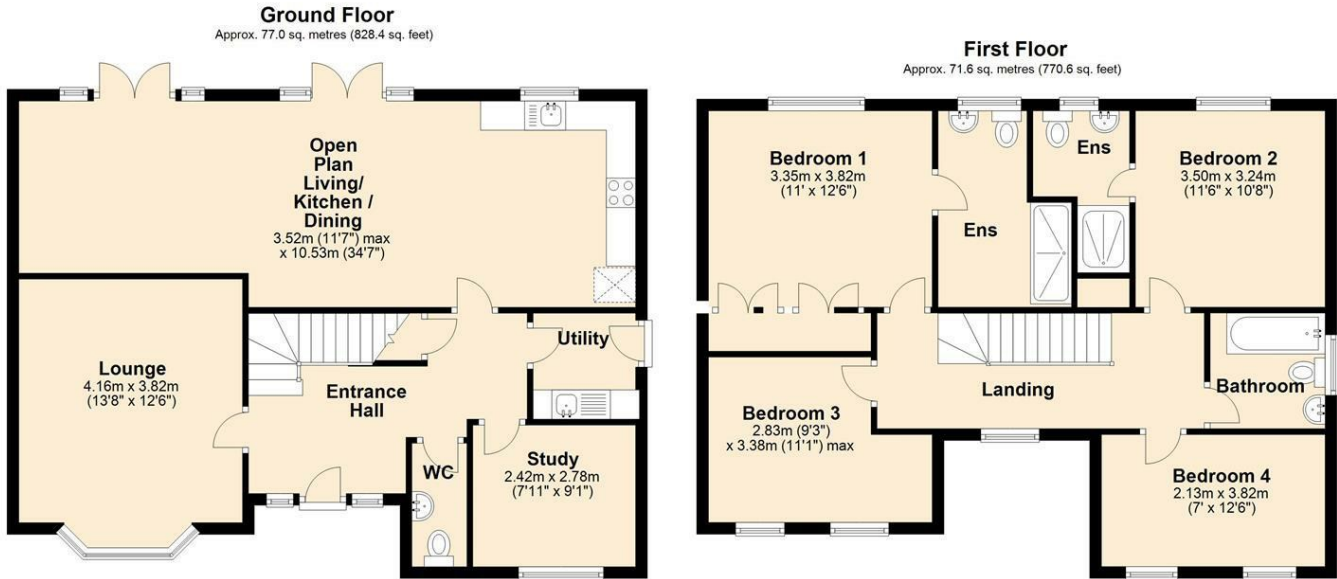
### SERVICES AND TENURE

All mains services connected. Freehold.

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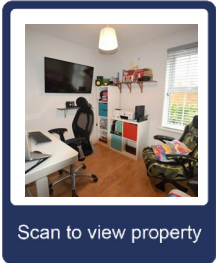
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Total area: approx. 148.6 sq. metres (1599.0 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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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