



37, Ffordd Y Draen  
Bridgend, CF35 6BF

Watts  
& Morgan







# 37, Ffordd Y Draen

Coity, Bridgend CF35 6BF

**GUIDE PRICE £260,000- £275,000**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**\*\*GUIDE PRICE \*\*£260,000 - £275,000 \*\***

New to the market. A well proportioned 4 bedroom semi-detached townhouse situated in the popular Parc Derwen Development in Coity. Situated in a desirable position with no properties behind. Within walking distance of local shops, schools and amenities. Offering great access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; Entrance hall, WC/cloakroom, kitchen/dining room and living room. First floor landing; 2 double bedrooms, 1 single room and a family bathroom. Second floor; master suite with generous en-suite. Externally enjoying a private driveway, single garage and a low maintenance tiered garden. EPC Rating; 'B'.

## Directions

\* Bridgend - 2.0 Miles \* Cardiff - 20.0 Miles \* J36 of the M4 - 1.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front leading into the entrance hallway with vinyl flooring and carpeted staircase up to the first floor. There is a large built-in storage cupboard and access to the ground floor WC.

The cloakroom/WC is fitted with a 2-piece suite comprising; a WC and a pedestal wash hand basin with a 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 with complementary work surfaces over. Integrated appliances to remain include; 4-ring gas hob with oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer, dishwasher and washing machine. The kitchen/dining room has ample space for freestanding dining furniture, a feature panelled wall, vinyl flooring and windows to the front and side aspects.

The living room is a spacious reception room with carpeted flooring, windows overlooking the rear garden and patio doors opening out onto the rear garden.

The first floor landing offers carpeted flooring and two built-in storage cupboards. Bedroom two is a great sized double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a further double bedroom with carpeted flooring and windows to the front.

Bedroom four is a comfortable single room with carpeted flooring and windows to the rear.

The family bathroom is fitted with a 3-piece suite comprising; a panelled bath with over-head shower, WC and wash hand basin. With vinyl flooring, partly tiled walls and a window to the front.

The staircase off the first floor landing leads up to the second floor.

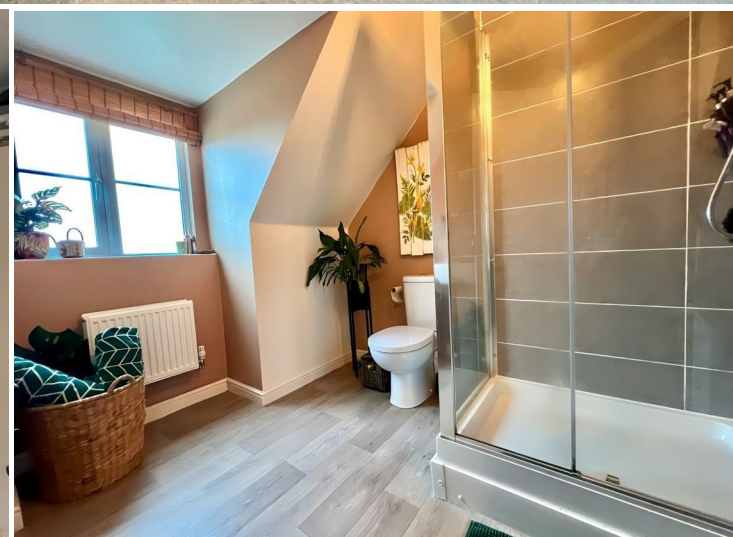
The second floor leads into the master suite with a spacious main bedroom with carpeted flooring, storage in the eaves and a recess for wardrobes and a dressing area. There are windows to both the front and rear. Leading into a generous en-suite which has been fitted with a 3-piece suite comprising of a separate shower cubicle, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a Velux window to the rear.

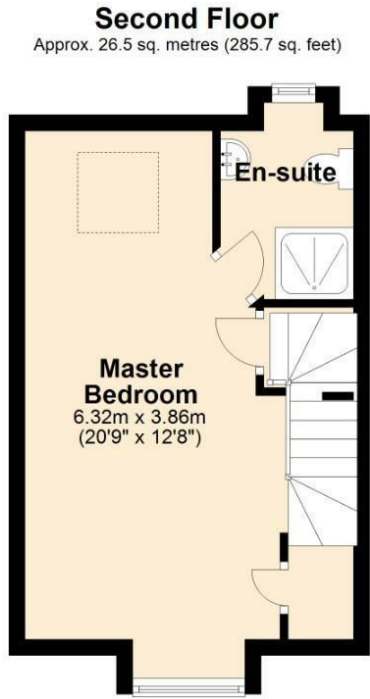
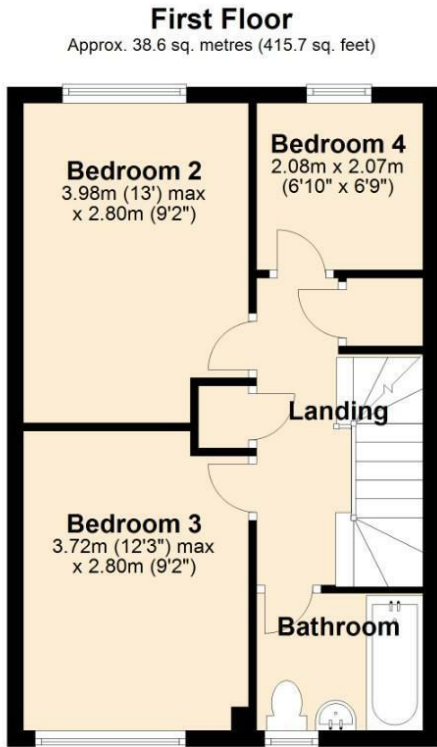
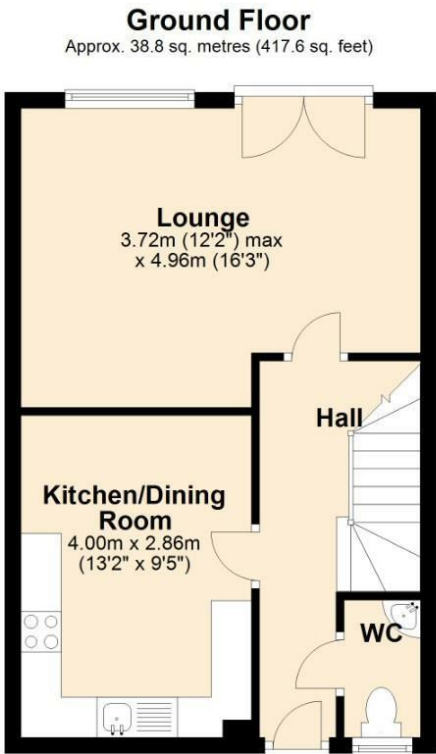
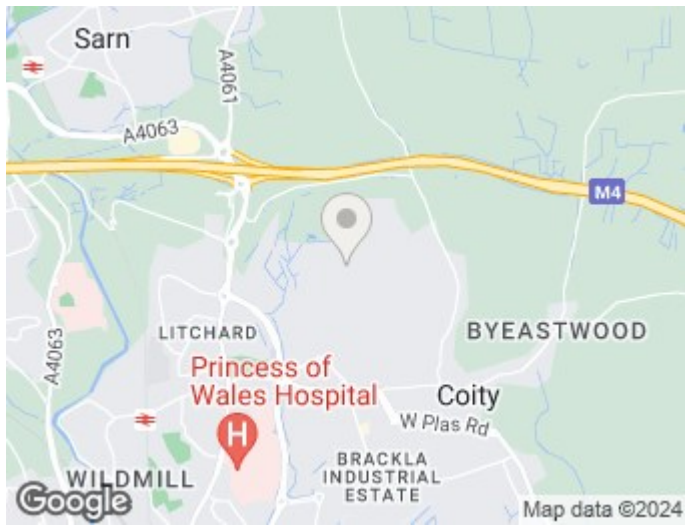
### GARDENS AND GROUNDS

Approached off Ffordd Y Draen, no. 37 benefits from a private tarmac driveway to the side with off-road parking for 2 vehicles leading down to the single garage. A timber gate provides access around to the rear garden. The rear garden is set over 2 tiers with a patio area; perfect for outdoor furniture. Steps lead down to a lower level laid with lawn with a decked area all enclosed via timber fencing. The garden benefits from a private aspect backing on with no properties behind.

### ADDITIONAL INFORMATION

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





Total area: approx. 104.0 sq. metres (1119.1 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>		<b>95</b>
(81-91)	<b>B</b>	<b>85</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	



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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