



11, Rhodfa'r Celyn
Coity, CF35 6FN

Watts
& Morgan

11 Rhodfa'r Celyn

Parc Derwen, Coity CF35 6FN

£185,000 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market an ideal first time purchase being sold with no onward chain. A well presented two bedroom end terrace property situated in a quiet cul-de-sac on the popular Parc Derwen Development in Coity. Located within walking distance of local shops, schools, amenities and offering great access via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, kitchen, WC, lounge/dining room. First floor landing, main bedroom with fitted wardrobes and ensuite shower room, second bedroom with fitted wardrobes, bathroom. Externally enjoying two allocated parking spaces to the front and a well maintained rear garden. Chain Free. EPC Rating "B"

Directions

* Bridgend - 1.8 Miles * Cardiff - 21.2 Miles * J36 of the M4 -1.7 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via uPVC front door into the entrance hallway with laminate flooring, built-in storage and all doors lead off. The ground floor WC to the front of the property is fitted with a WC and wash-hand basin with a window to the front. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, laminate flooring and window to the front. Appliances to remain include the 4-ring gas hob with oven, grill and extractor fan. Space is provided for a fridge freezer and a further appliance.

The main living room benefits from carpeted flooring, windows to the rear, patio doors opening out to a rear garden and carpeted staircase up to the first floor.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one is a double bedroom with built-in wardrobes, windows to the front and carpeted flooring. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the front.

Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

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

GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Rhodfa'r Celyn No.11 benefits from 3 parking spaces to the front of the property with side access around to the rear of the garden. To the rear is a low maintenance garden with a raised paved patio area perfect for outdoor furniture while steps lead down to a lawned enclosed section benefiting from a private aspect with no properties behind.

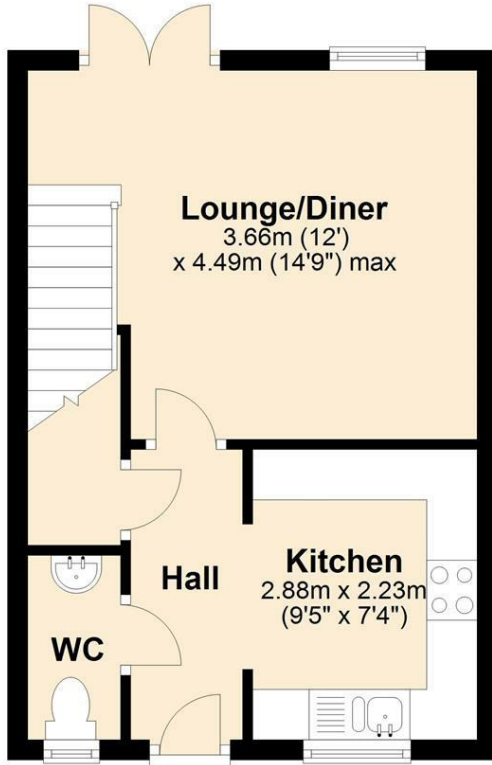
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "B". Council Tax Band "C".



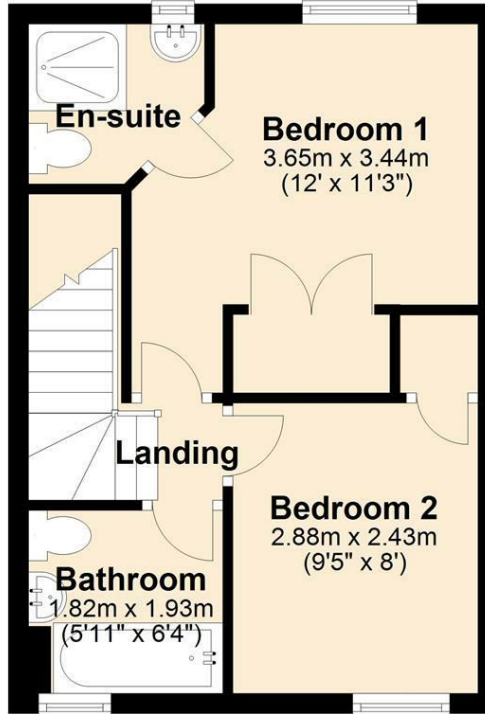
Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)

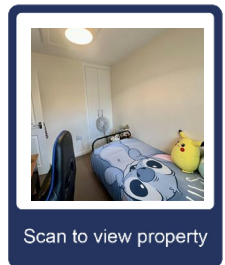


Total area: approx. 59.3 sq. metres (638.2 sq. feet)

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

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (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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