



26, Llys Y Brwyn
Bridgend, CF35 6FW

Watts
& Morgan



26, Llys Y Brwyn

Coity, Bridgend CF35 6FW

Guide Price £185,000 - £195,000

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

** GUIDE PRICE ** £185,000 - £195,000 **

New to the market, an ideal first time purchase. A well presented 2 bedroom semi-detached property situated in the sought-after Parc Derwen development in Coity. With direct access off Heol Spencer and located with great access to local amenities, shops, schools and close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, kitchen, WC, lounge/dining room. First floor; main bedroom with built-in wardrobes, second bedroom and a family bathroom. Externally enjoying off-road parking for up to 2 vehicles and a low maintenance rear garden. EPC Rating; 'C'.

Directions

* Bridgend - 2.0 Miles * Cardiff - 20.5 Miles * J36 of the M4 - 1.6 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a PVC front door leading into the entrance hallway with vinyl flooring, built-in storage cupboard and all doors lead off.

The ground floor WC is fitted with a 2-piece suite comprising of a dual flush WC and a wash hand basin.

The kitchen, located to the front of the property, has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, window to the front and vinyl flooring. The kitchen has been fitted with a range of low level and wall mounted units high gloss with complementary roll top work surface and inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob, overhead extractor hood and stainless steel splash back. Space for fridge/freezer. Plumbing for automatic washing machine and wall mounted breakfast bar. To the rear is the open-plan lounge/dining room with carpeted flooring, staircase up to the first floor, a window to the side and patio doors with inset venetian blinds opening out to the rear garden. There is ample space for both freestanding lounge and dining furniture.

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

Bedroom one is a good sized double bedroom with carpeted flooring, two built-in storage cupboards and windows to the rear.

Bedroom two is a good sized second bedroom with carpeted flooring and windows to the front.

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

GARDENS AND GROUNDS

Approached off Llys Y Brwyn, no. 26 benefits from 2 parking spaces to the rear of the property. The front garden laid to chip slate and box hedging with central pathway to the front door. To the rear is a fully enclosed low maintenance west facing garden with a raised decked area whilst the remainder is laid with artificial grass and patio slabs. Perfect for outdoor furniture with a timber gate providing access out to the rear parking spaces.

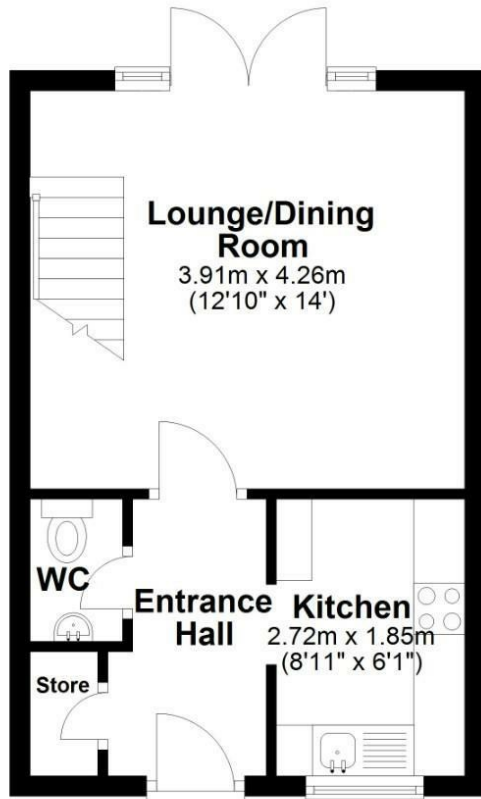
ADDITIONAL INFORMATION

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



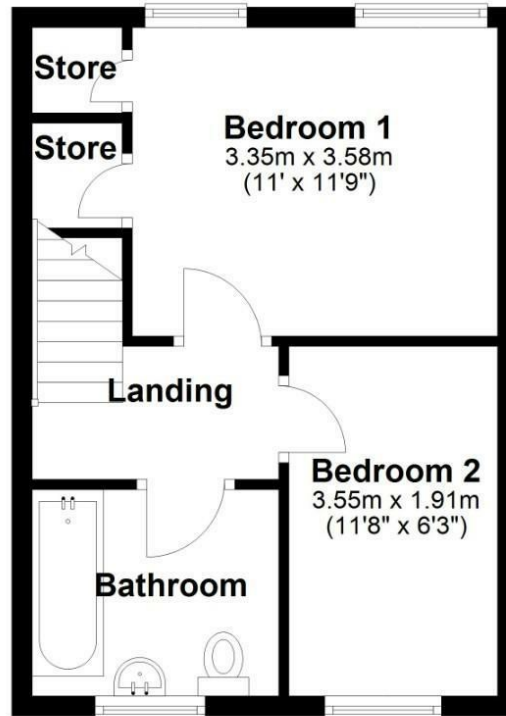
Ground Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)

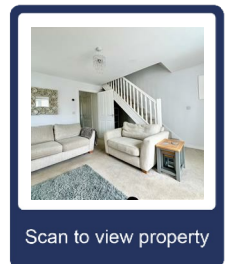


Total area: approx. 57.5 sq. metres (618.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		77	
(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	



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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