



2, Llys Y Brwyn
Bridgend, CF35 6FW

Watts
& Morgan

2 Llys Y Brwyn

Coity, Bridgend CF35 6FW

£230,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £230,000 - £240,000 ****

Offering to the market this beautifully presented throughout 3 bedroom townhouse. Situated in a sought after street in Parc Derwen. This well proportioned semi-detached property offers off road parking, garage and flexible living space. Within walking distance of local amenities, shops, schools and Bridgend Town Centre. Great commuter access via Junction 36 of the M4.

Accommodation comprises; entrance hall, kitchen/breakfast room, WC and lounge/dining room. First floor, double bedroom with built-in wardrobes, further double bedroom and a family bathroom.

Second floor, spacious bedroom with bespoke fitted wardrobes and en-suite shower room. Externally enjoying private driveway, garage and enclosed garden. EPC Rating; 'C'

Directions

* Bridgend - 2.0 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 1.5 Miles

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door leading into the entrance hallway with laminate flooring and access to the ground floor WC/cloakroom fitted with a 2-piece comprising of a dual flush WC and wall-mounted wash hand basin. The kitchen/breakfast room has been fitted with a range of high gloss wall and base units and complementary laminate work surfaces. Continuation of the work surfaces provides a breakfast bar area and space for high stools. Appliances to remain include; 4-ring gas hob, oven, grill and stainless steel extractor. Space for freestanding fridge/freezer and further space for two appliances. The kitchen offers laminate flooring and windows to the front. To the rear is the spacious living/dining room with large built-in storage, laminate flooring, window to the side and uPVC French doors opening out onto the rear garden. Ample space for freestanding lounge/dining furniture and recessed spotlighting throughout.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in storage. Bedroom Two is a generous size bedroom with carpeted flooring, windows to the rear and built-in wardrobe. Bedroom Three is a further double 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 overhead shower, dual flush WC and wash hand basin. Also featuring laminate flooring, tiled walls and a window to the front. A carpeted staircase leads up to the second floor.

SECOND FLOOR

The second floor offers carpeted flooring, a Velux window to the rear and space for storage. Bedroom One is a sizeable bedroom with bespoke fitted wardrobes, window to the front and spotlighting throughout. Further built-in storage in the eaves and access to a loft hatch. The en-suite shower room has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, WC, wash hand basin and a Velux window to the rear.

GARDENS AND GROUNDS

No.2 is accessed off Llys Y Brwyn. There is a single garage with a driveway to the side of the property and a courtesy gate provides access into the rear garden. The rear low maintenance garden benefiting from a raised decked area ideal for outdoor furniture whilst the rest is laid to lawn.

SERVICES AND TENURE

All mains services connected. Freehold.



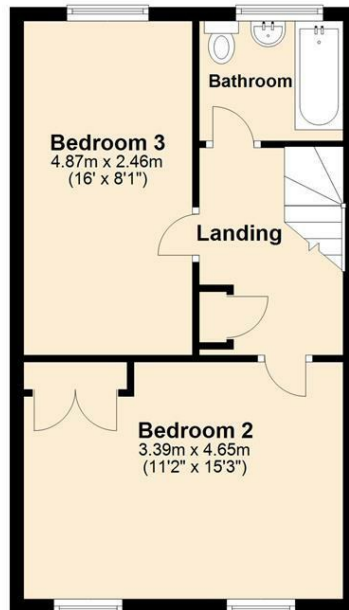
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



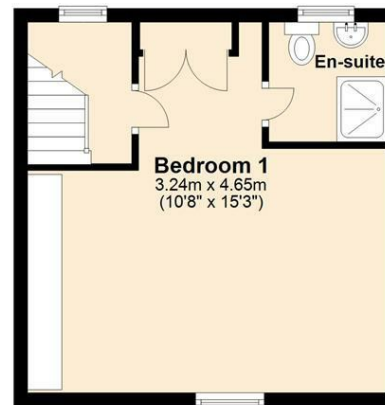
First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Second Floor

Approx. 23.4 sq. metres (251.6 sq. feet)



Total area: approx. 101.5 sq. metres (1092.3 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			91
(81-91) B		79	
(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	

