



9, Maes Meillion
Bridgend, CF35 6FJ

Watts
& Morgan



9, Maes Meillion

Coity, Bridgend CF35 6FJ

£239,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Located within a private cul-de-sac with privacy to the front,. A well proportioned 3 bedroom semi-detached property situated in the popular development of Parc Derwen, Coity. Located within a two minute walk from the local school in Coity. Located withing walking distance to local shops, amenities and just a short drive from both Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, ground floor WC, lounge and kitchen/dining room. First floor; main bedroom with built-in wardrobes and en-suite shower room, 2 further good sized bedrooms and a family bathroom. Externally offering a single garage, private driveway and enclosed rear garden. EPC Rating; 'B'.

Directions

* Bridgend - 1.8 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and a carpeted staircase up to the first floor.

The ground floor WC is fitted with a pedestal wash hand basin and a dual flush WC. The living room is a spacious reception room benefitting from carpeted flooring and windows over-looking the front.

The open plan kitchen/dining room to the rear benefits from tiled flooring, built-in storage cupboard, patio doors opening out to the rear garden and a window over-looking the rear garden. The kitchen 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 and dishwasher. Space is provided for a freestanding fridge/freezer and washing machine. There is ample space for a freestanding dining table.

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

Bedroom one is to the front of the property benefitting from built-in wardrobes with mirrored sliding doors, carpeted flooring and a window to the front. Leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a walk-in shower enclosure, WC and a wash hand basin. With tiling to the walls and flooring and a window to the front.

Bedroom two is a second double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a comfortable single room with carpeted flooring and window to the rear.

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

GARDENS AND GROUNDS

Approached off Maes Meillion, no.9 benefits from a private position with green to the front. The property benefits from a single garage with power supply and manual up and over door and off-road parking to the front. To the rear of the property is a fully enclosed garden with a lower patio area ideal for outdoor furniture. The remainder is laid to lawn. A door provides access into the garage.

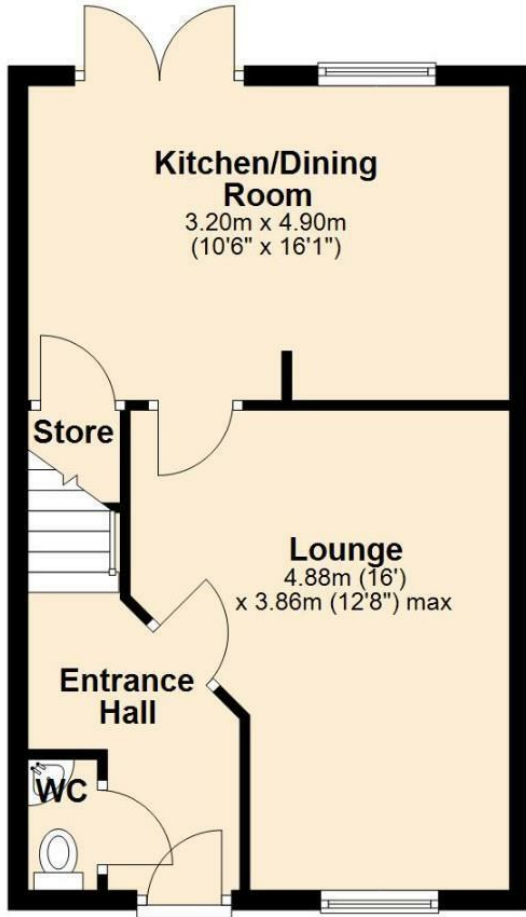
ADDITIONAL INFORMATION

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



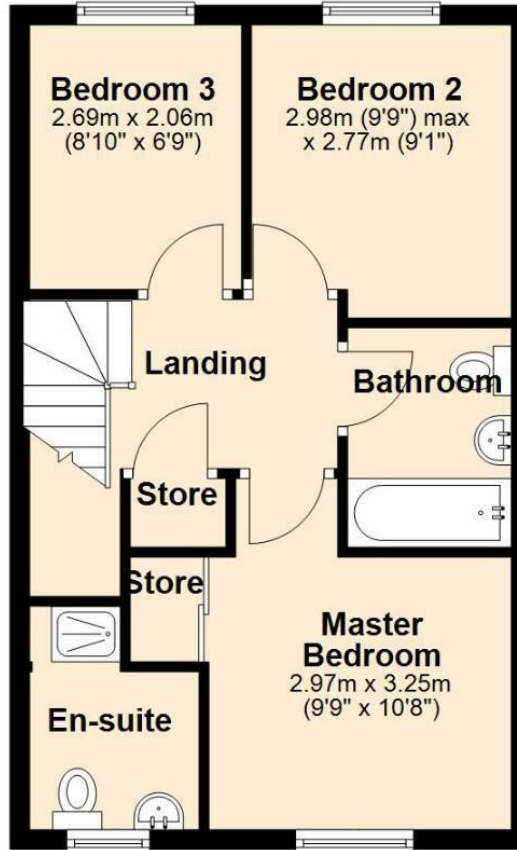
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)

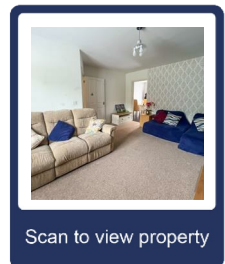


Total area: approx. 80.2 sq. metres (862.9 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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