



41, Rhodfa'r Celyn
Bridgend, CF35 6FN

Watts
& Morgan



41, Rhodfa'r Celyn

Coity, Bridgend CF35 6FN

£400,000 Freehold

4 Bedrooms | 2 Bathrooms | null Reception Rooms

GUIDE PRICE £400,000-£415,000

A fantastic opportunity to acquire this impressive 4 bedroom detached property that overlooks a picturesque green, situated in the sought after estate of Parc Derwen. This spacious detached property offers off-road parking, garage and versatile 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 hallway, study/playroom with storage cupboard, WC, lounge, kitchen/dining room. First floor, double bedroom with storage cupboard, 2 further double bedrooms, family bathroom and principle bedroom and en-suite shower room. Externally the property offers a single garage with up and over door, driveway with off-road parking for 2 cars and a spacious south-west facing garden with side access. EPC Rating; 'B'.

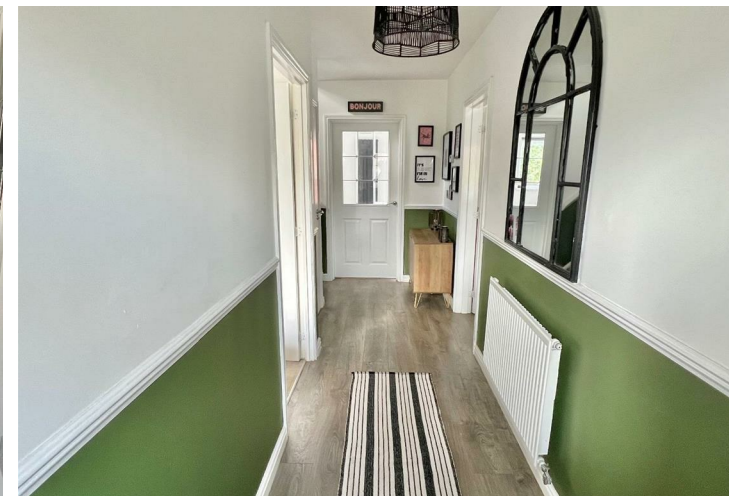
Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a composite uPVC front door leading into the entrance hallway with Amtico flooring and access to the ground floor 2-piece WC/cloakroom with a dual flush WC and a pedestal wash hand basin.

The study offers flexible living with storage cupboard, carpeted flooring and a uPVC window over-looking a green space; can be utilised as a second reception room/playroom/study. A Continuation of Amtico flooring from the hallway leads to a light and airy living room via partially glazed uPVC door with two uPVC windows over-looking a green space.

The contemporary kitchen/dining room has been fitted with a range of navy wall and base units with quartz work surfaces. The kitchen has the added bonus of an island with space for bar stools, ideal for entertaining. Integral appliances to include; induction 4-ring hob, oven, grill, fridge-freezer, wine cooler, dishwasher, washing machine and sink and drainer unit. The kitchen further features laminate flooring bi-folding doors leading to the south-facing garden and a spacious dining space with ample space for dining room furniture.

The first floor landing offers carpeted flooring, built-in storage and a uPVC window to the side elevation. Access to the loft hatch is fully boarded with a drop-down ladder.

The principle bedroom is a spacious size with two windows over-looking the front elevation. Space for fitted wardrobes. The en-suite shower room has been fitted with a 3-piece suite comprising; a walk-in shower cubicle, WC, wash hand basin and an obscured window to the front. Further features partially tiled walls and vinyl flooring.

Bedroom two is a further double with carpeted flooring and a uPVC window to the rear and space for bedroom furniture.

Bedroom three is a double room with a uPVC window over-looking the rear garden with carpeted flooring.

Bedroom four has windows to the front and built-in storage cupboard.

The family bathroom is fitted with a 4-piece suite comprising; a paneled bath, dual flush WC, a wash hand basin, a walk-in shower cubicle with an electric shower. Offering partially tiled walls, an obscured window to the side elevation and vinyl flooring.

GARDENS AND GROUNDS

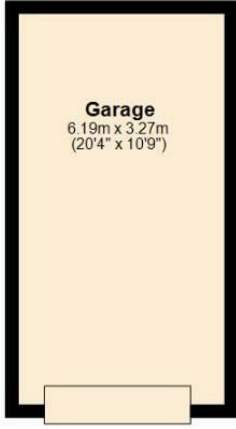
No. 41 is positioned on a quiet part of the estate. There is a single garage with an up and over door with driveway parking to the rear for 2 cars. The spacious south-facing garden benefits from a patio area and laid to lawn. Plenty of space for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

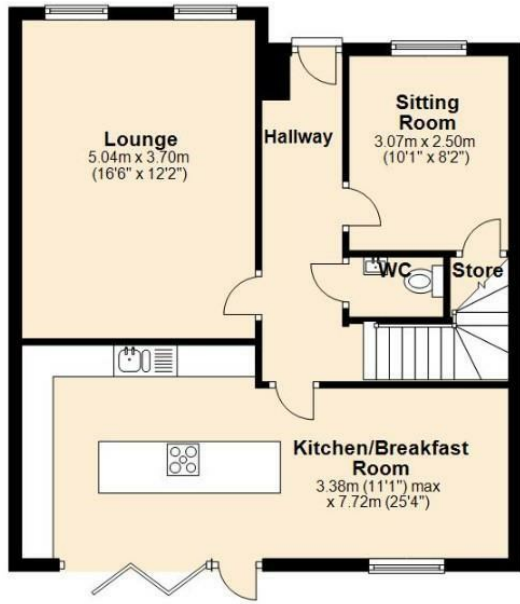
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band G.



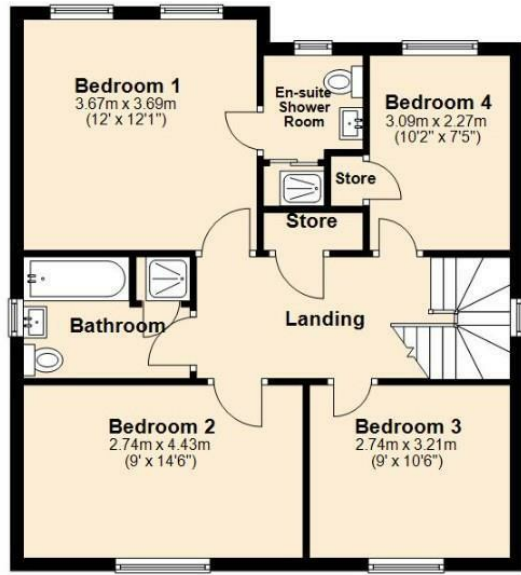
Outbuilding
Approx. 20.2 sq. metres (217.9 sq. feet)



Ground Floor
Approx. 63.3 sq. metres (681.3 sq. feet)



First Floor
Approx. 63.3 sq. metres (681.0 sq. feet)

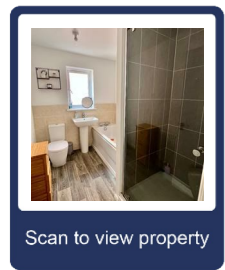


Total area: approx. 146.8 sq. metres (1580.1 sq. feet)

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		93
(81-91) B	85	
(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	



Scan to view property

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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