



41, Rhodfa'r Celyn
Bridgend, CF35 6FN

Watts
& Morgan



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Coity, Bridgend CF35 6FN

Guide Price £390,000 - £405,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

GUIDE PRICE £390,000 - £405,000

A must see, a spacious detached to include a remodeled kitchen to include center isle with bi-folding's doors opening to the private enclosed rear garden, great for entertaining and summer evenings. The property also enjoys views over the green from the front providing an open and light aspect to the home. Offering great size family accommodation to include 4 double bedrooms. This spacious detached property offers off-road parking, garage and versatile living space to include entrance hallway, study/playroom with storage cupboard, WC, lounge, kitchen/dining room. First floor, principle double bedroom with ensuite, a further 3 double bedrooms plus family bathroom. 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'.

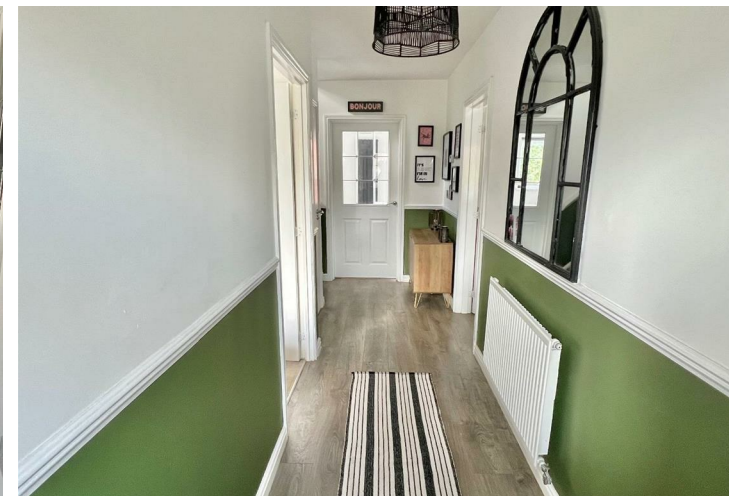
Directions

* 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

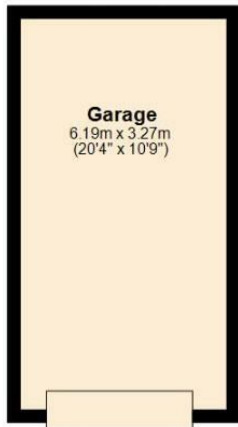
No. 41 is positioned on a quiet part of the estate. There is a single garage with an up and over door with driveway parking to the rear for 2 cars. The spacious south-facing garden benefits from a patio area and laid to law, with electric outside sockets. Plenty of space for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

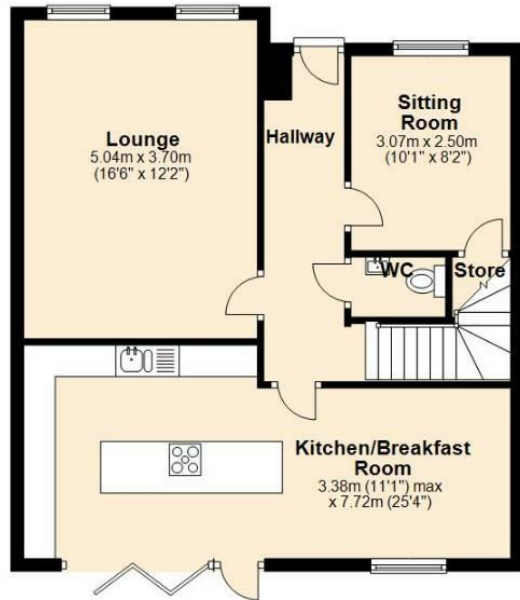
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band G.



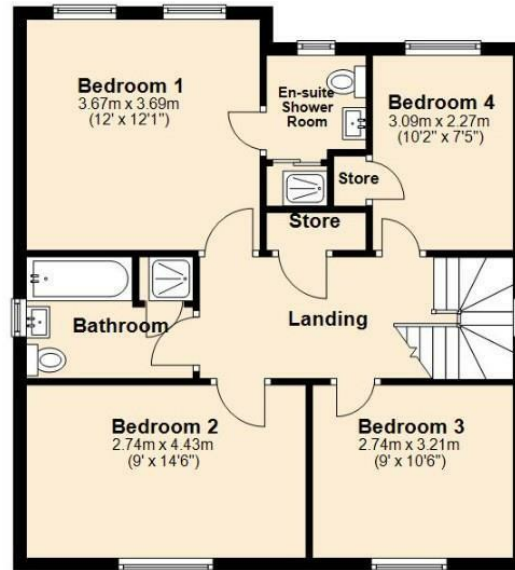
Outbuilding
Approx. 20.2 sq. metres (217.9 sq. feet)



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



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

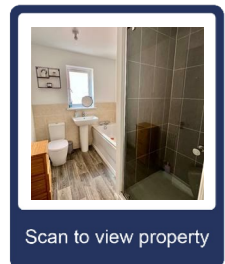


Total area: approx. 146.8 sq. metres (1580.1 sq. feet)

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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