



59, Llys Ceirios  
Bridgend, CF35 6QB

Watts  
& Morgan



# 59, Llys Ceirios

Coity, Bridgend CF35 6QB

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**£235,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom end of terrace property situated on a plot on the popular Parc Derwen development in Coity . Located within walking distance of local shops, schools, amenities and offering great access to Coity Village, Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, WC, lounge and kitchen/dining room. First floor; main bedroom with built-in storage and en-suite shower room, 2 further good sized bedrooms and a family bathroom. Externally the property benefits from a private driveway with off-road parking for 3 vehicles and a landscaped enclosed rear garden. EPC Rating; 'B'

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## Directions

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

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**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC front door leading into the entrance hallway with laminate flooring, staircase rising to the first floor and all doors lead off.

The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With tiled splash-back, tiled flooring and a window to the front.

An aluminium black framed glass door leads into the main living room with laminate flooring, a window to the front and a large built-in storage cupboard.

The kitchen/dining room benefits from tiled flooring with ample space for a freestanding dining table and patio doors open out to 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 induction hob, oven, grill and extractor fan, dishwasher and stainless steel sink. Space is provided for a freestanding fridge/freezer and washing machine.

The first floor landing offers carpeted flooring and a built-in airing cupboard. Access to the loft hatch, loft has been boarded.

Bedroom one is a double bedroom with carpeted flooring, built-in storage and windows to the front. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the front.

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

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

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin. With tiled flooring, partly tiled walls and a window to the side.

### GARDENS AND GROUNDS

Approached of Llys Ceirios, no. 59 benefits from a generous corner position with a private driveway to the rear with off-road parking for 3 vehicles. A gate provides direct access into the rear garden.

To the rear is a beautifully landscaped garden with a spacious patio area whilst the remainder is laid with artificial turf and stone chippings enclosed via timber fencing. There are front and rear sensor security lights.

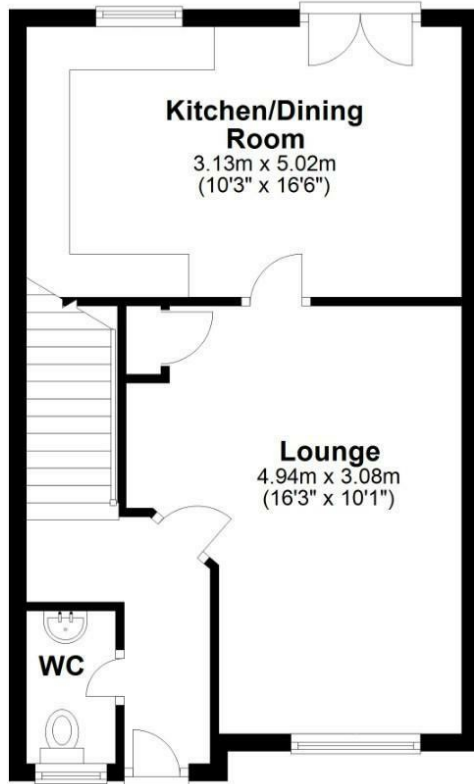
### ADDITIONAL INFORMATION

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



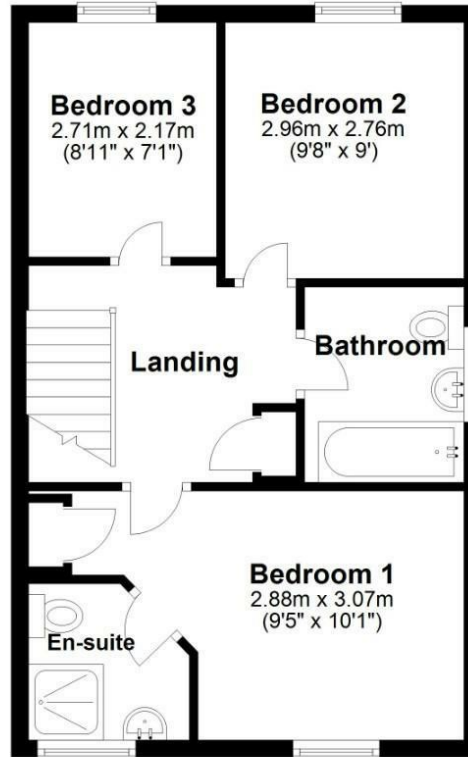
### Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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