



42, Ffordd Y Draen
Bridgend, CF35 6BF

Watts
& Morgan



42, Ffordd Y Draen

Coity, Bridgend CF35 6BF

Guide Price £250,000 - £260,000

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £250,000 - £260,000 ****

A well presented four bedroom town house situated in the popular Parc Derwen Development in Coity. Being sold no onward chain with 3 generous double bedrooms. The property is located within walking distance of local schools, shops and amenities. Close proximity to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge, kitchen/ dining room and WC. First floor landing, two double bedrooms, one single bedroom and family bathroom. Second floor main bedroom with ensuite shower room. Externally offering on-road parking to the front, garage to the rear with off-road parking and a well maintained enclosed garden. Chain Free.

Directions

* Bridgend - 2.0 Miles * Cardiff - 20.0 Miles * J36 of the M4 - 1.6 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door into the entrance hallway with oak effect ceramic tiled flooring, large built-in storage cupboard and carpeted staircase to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with continuation of the tiled flooring and a window to the front. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, tiled flooring, window overlooking the front and there is ample space for a dining table. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan. Space is provided for a freestanding fridge freezer and washing machine.

The living room is to the rear of the property and is a generous reception room with carpeted flooring, window overlooking the rear garden and French doors opening out to the rear garden.

The first floor landing offers carpeted flooring and all doors lead off. There is a built-in airing cupboard and a staircase leads up to the second floor. Bedroom two is a great sized double room with carpeted flooring and a window to the rear. Bedroom three is a third double bedroom with carpeted flooring and a window to the front. Bedroom four is a comfortable single room with carpeted flooring and window to the rear. The bathroom is fitted with a 3-piece suite comprising of a bath with overhead shower and glass screen, wash-hand basin and WC with tiled flooring, partly tiled walls and window to the front.

The second floor leads into the master suite, it's a superb sized main bedroom with carpeted flooring, windows to the front and rear aspects and built-in wardrobes. There is a dressing area with space for furniture. The ensuite has been fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with ceramic tiled flooring and a Velux window to the rear.

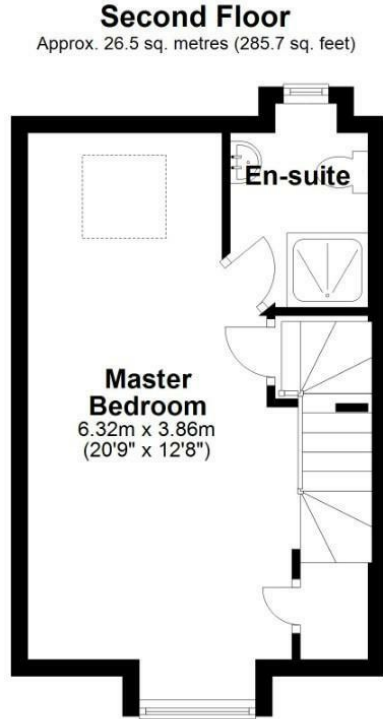
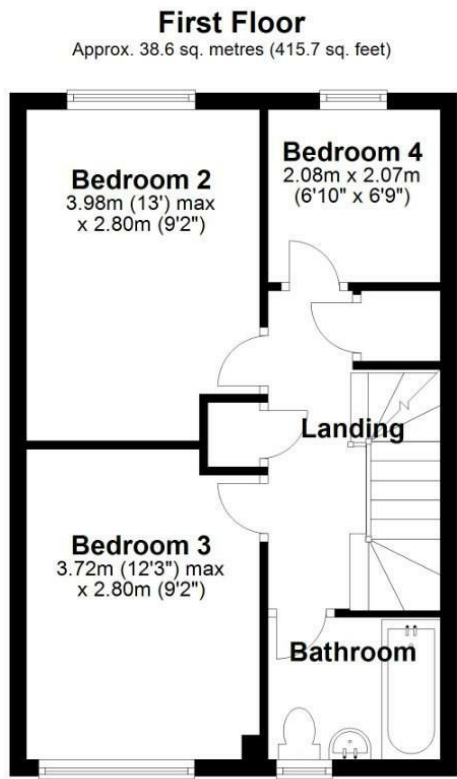
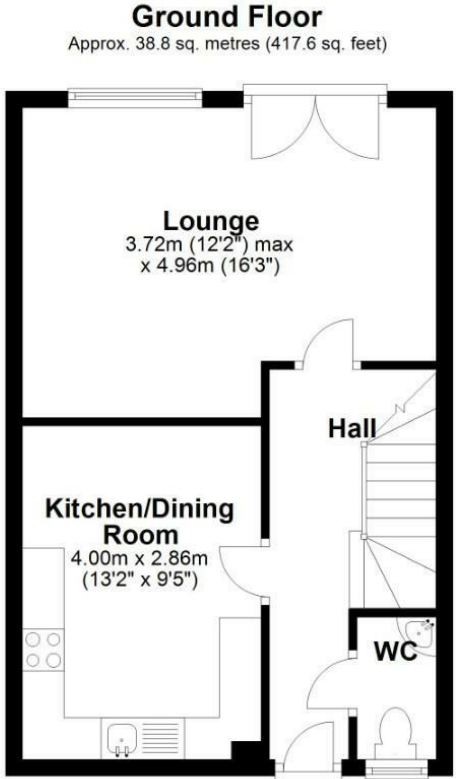
GARDENS AND GROUNDS

Approached off Ffordd Y Draen No.42 has on-road parking to the front. To the rear of the property is a single garage with manual up and over door and an allocated off-road parking space. There is a timber gate providing access to the rear garden. The rear garden has been well presented with a patio area with a pergola and a built-in seating area, the remainder is laid to lawn with steps leading to the rear garage and drive.

ADDITIONAL INFORMATION

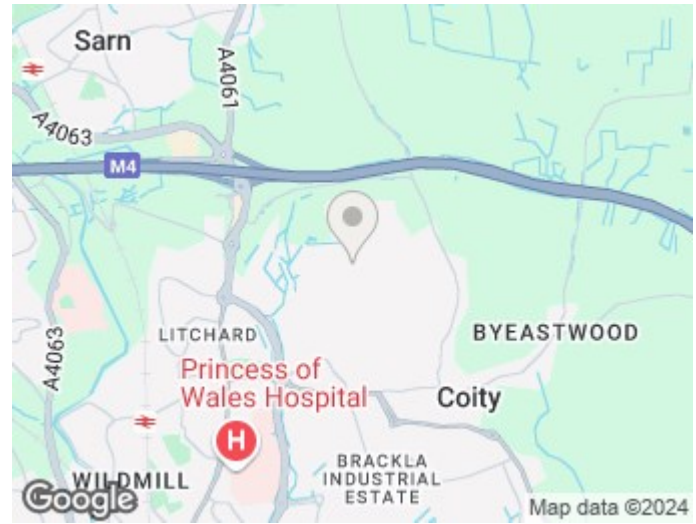
Freehold. All mains services connected. EPC Rating "TBC". Council Tax Band "D".





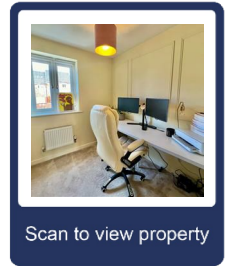
Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.



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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