



14, Bryn Blodau'r Haul  
Bridgend, CF35 6FX

Watts  
& Morgan







# 14, Bryn Blodau'r Haul

Coity, Bridgend CF35 6FX

## Offers in excess of £210,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom end terrace property situated in a quiet location on the Parc Derwen Development. Located within walking distance of local schools, shops, amenities and just a short drive from Bridgend Town Centre and Junction 36 of the M4. This spacious accommodation comprises; entrance hall, open-plan lounge/dining room with patio doors and a bay-window, kitchen and WC. First floor; bedroom one with built-in wardrobes and en-suite shower room, 2 further good sized bedrooms and a family bathroom. Externally offering front and rear well maintained gardens and a private driveway to the rear with single garage. Planning permission in place for extension and loft conversion. Further details can be found on council website using REF - P/24/168/FUL. EPC Rating; 'B'.

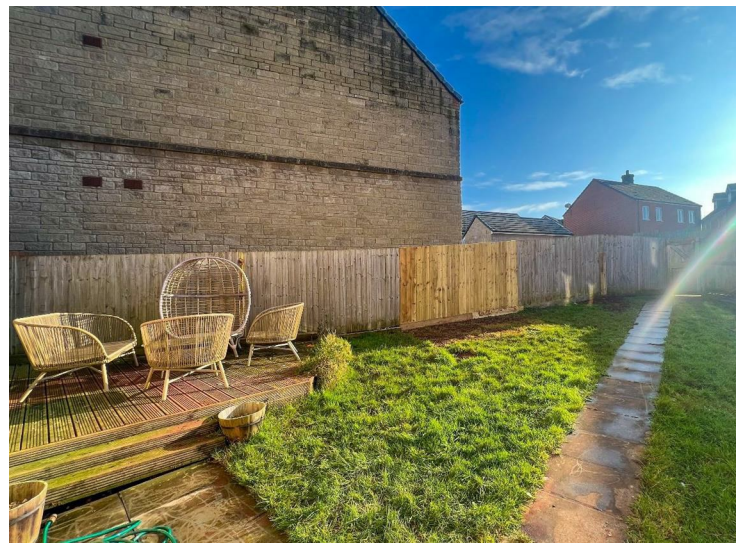
### Directions

\* Bridgend County Borough- 2.5 Miles \* Cardiff City Centre - 19.0 Miles \* J36 of the M4 - 1.5 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with LVT flooring 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. The kitchen is fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over. With laminate flooring, tiled splash-backs and a window over-looking the front. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. Space is provided for a freestanding fridge/freezer and washing machine. To the rear is the open-plan lounge/dining room. It is a spacious reception room with laminate flooring, double door opening out to the rear garden and a bay-window to the side. There is a large built-in storage cupboard and ample space for lounge/dining furniture.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch. Bedroom One is a double bedroom with carpeted flooring, built-in wardrobes and windows to the front. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a WC, wash hand basin and shower enclosure with part-tiled walls and vinyl flooring. Bedroom Two is a second double bedroom with carpeted flooring and windows to the rear. Bedroom Three is a single room with carpeted flooring and a window to the side. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the front.

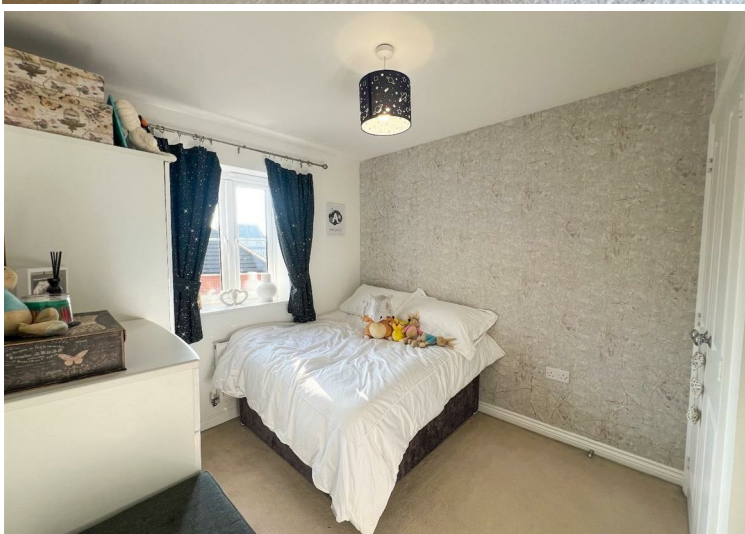
### GARDENS AND GROUNDS

Approached off Bryn Blodau'r Haul, no. 14 benefits from a generous corner position with a front lawned garden enclosed via iron gates. To the rear is a lawned garden with a raised decked area; perfect for outdoor furniture and enclosed via timber fencing with a gate to the rear providing access out to the driveway and garage. There is a single garage with a manual up and over door and off-road parking for 1 vehicle.

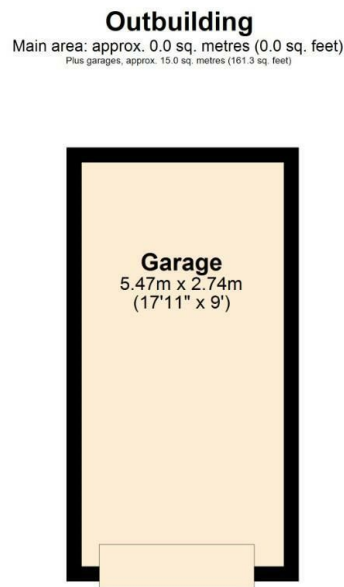
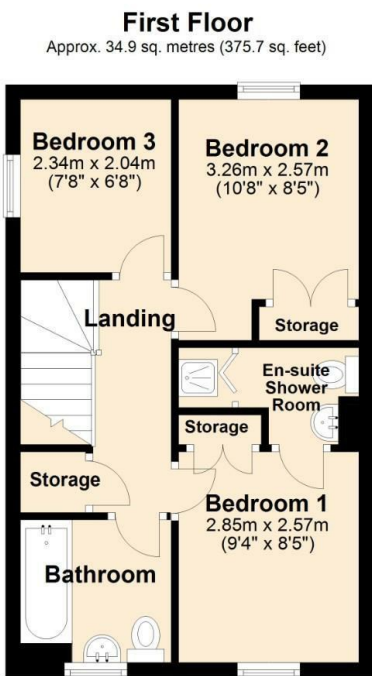
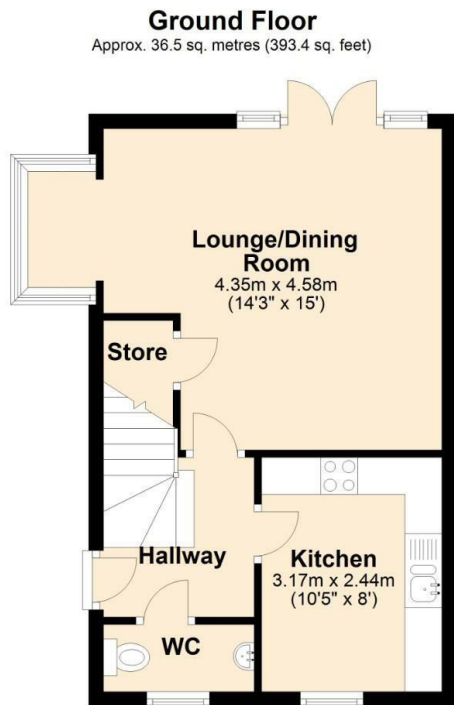
### ADDITIONAL INFORMATION

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

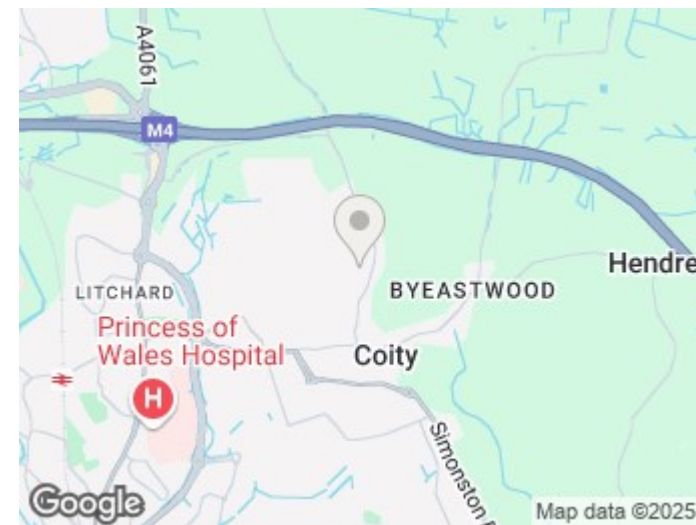
Planning permission in place for single story extension and loft conversion for 4th bedroom with en-suite and dressing room. REF-P/24/168/FUL



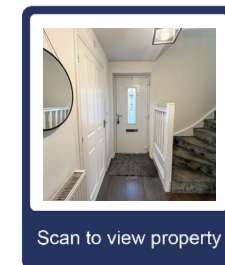




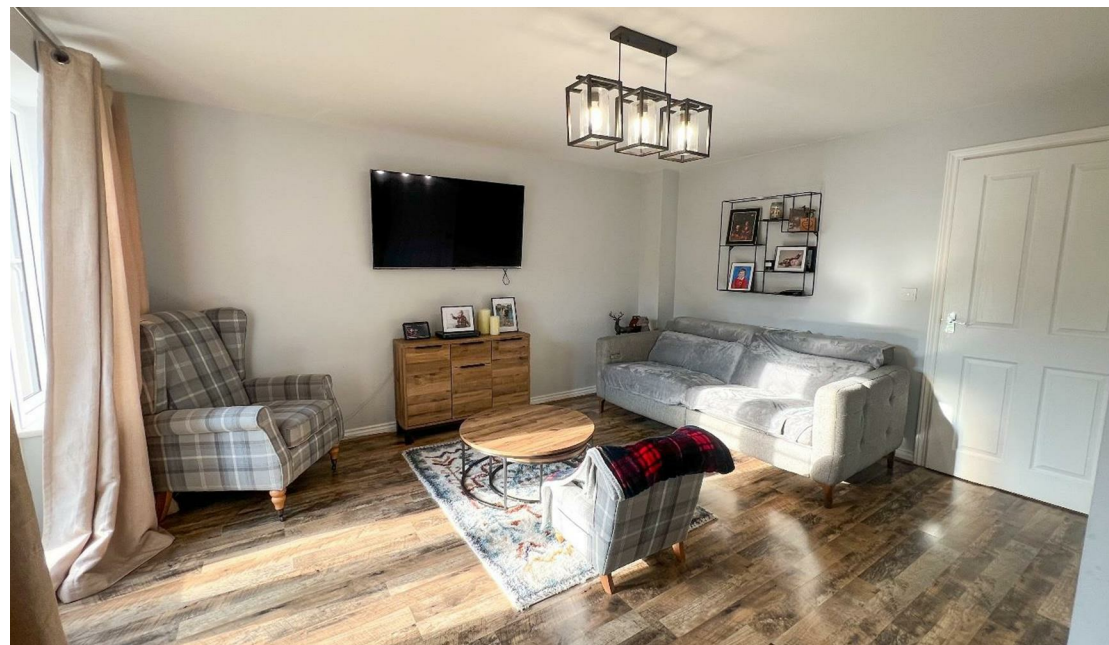
Main area: Approx. 71.4 sq. metres (769.0 sq. feet)  
Plus garages, approx. 15.0 sq. metres (161.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 91        |
| (81-91) B                                   | 77                      |           |
| (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 |           |



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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