



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

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### 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.

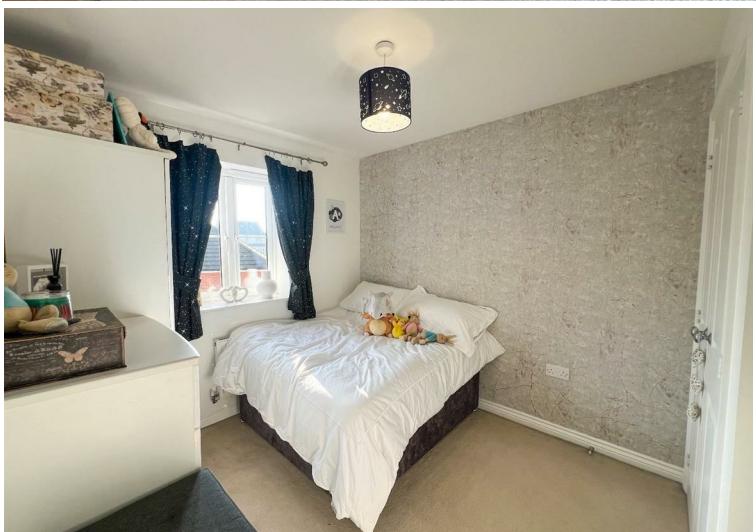
### GARDENS AND GROUNDS

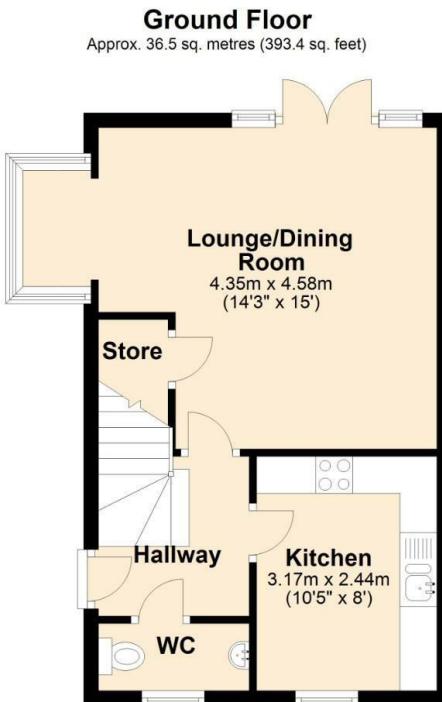
Approached off Bryn Blodau'r Haul, no. 14 benefits from a generous corner position with a front lawned garden enclosed via iron gates. To the rear is a lawned garden with a raised decked area; perfect for outdoor furniture and enclosed via timber fencing with a gate to the rear providing access out to 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

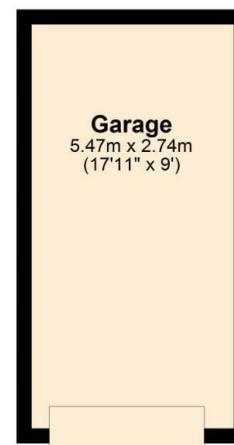
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.

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



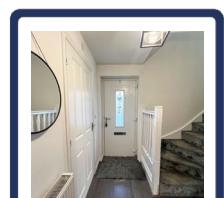


**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 15.0 sq. metres (161.3 sq. feet)

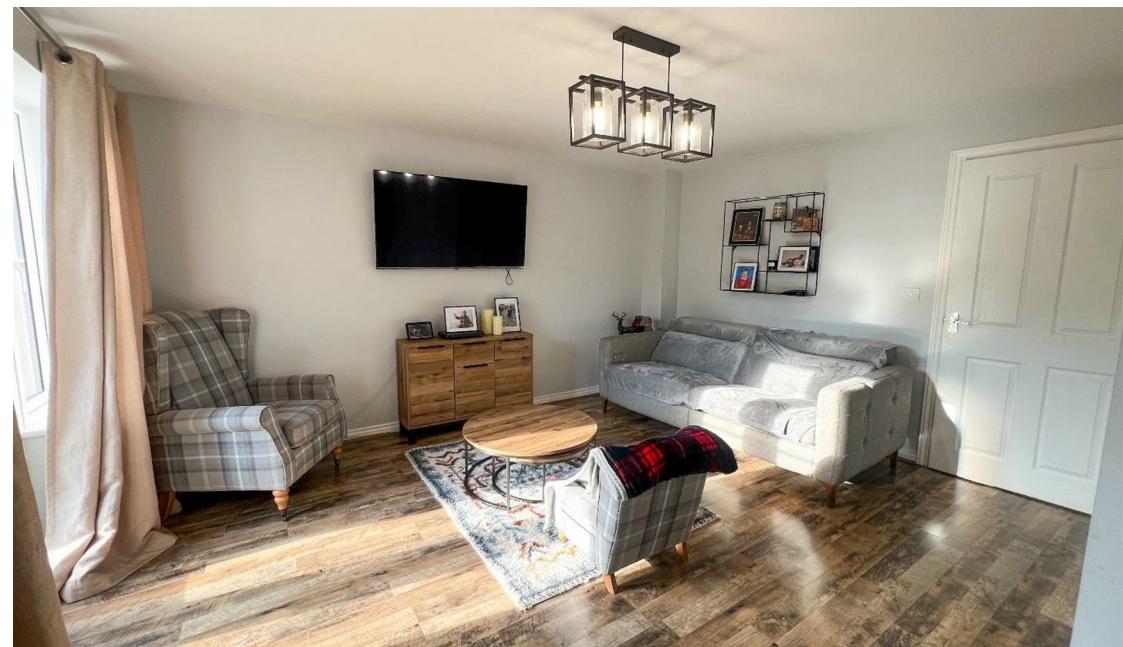


Main area: Approx. 71.4 sq. metres (769.0 sq. feet)  
Plus garages, approx. 15.0 sq. metres (161.3 sq. feet)

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	



Scan to view property



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