



2, Gerddi'r Briallu  
Bridgend, CF35 6FR

Watts  
& Morgan







## 2, Gerddi'r Briallu

Coity, Bridgend CF35 6FR

### Offers Over £475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A double fronted executive style detached property situated in a sought after location in the Parc Derwen development with access off Heol Spencer. This extended property is presented to a high standard throughout. Located within walking distance of Coity Village local shops, schools and amenities and just a short drive from Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hallway, lounge, sitting room, study, open-plan kitchen/dining room, boot room and ground floor WC. First floor; double bedroom with en-suite shower room, 3 further good sized bedrooms and a 4-piece family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, converted garage into office/sitting room, single garage and a landscaped rear garden.

### Directions

\* Bridgend town centre - 2.5 Miles \* Cardiff City Centre - 22.5 Miles \* J36 of the M4 - 1.5 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance porch with tiled flooring and an internal oak door leading into the hallway. The entrance hallway benefits from LVT Herringbone flooring, carpeted staircase leading up to the first floor and all oak doors lead off. The living room is a great sized reception room with patio doors with inset blinds and adjacent glazed panels opening out to the rear garden, LVT Herringbone flooring, central feature electric fireplace with hearth and surround and 2 feature windows to the side. The study is a second reception room with LVT Herringbone flooring and two windows with inset blinds to the front. The sitting room offers continuation of LVT Herringbone flooring, tasteful wall panelling and 2 windows with inset blinds to the front. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with panelling to the walls and LVT Herringbone flooring. The open-plan extended kitchen/dining room has tiled flooring in the kitchen area and LVT Herringbone flooring in the dining area. The kitchen benefits from a bespoke built-in understairs storage cupboard and a utility cupboard with space for a washing machine. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a central island with breakfast bar area with space for high stools. The kitchen benefits from tiled splash-backs. Integrated appliances include; 4-ring induction hob with oven and grill. Space is provided for a freestanding fridge/freezer and dishwasher. The dining area has a lantern skylight window, double doors open out to the rear garden and a further door providing access out to the side. A door leads into the boot room which is fitted with wall and base units and work surfaces.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch. The loft has a pull down ladder and boarding. There is a window with a seating area overlooking the green to the front. Bedroom One is a generous double bedroom with 2 sets of built-in wardrobes, carpeted flooring and windows with inset blinds overlooking the rear. Leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With LVT flooring, tiling to the walls and a window to the rear. Bedroom Two is a double bedroom with carpeted flooring, built-in wardrobes and window with inset blinds to the front. Bedroom Three is a double bedroom with carpeted flooring and windows with inset blinds to the rear. The fourth bedroom is a comfortable single room with carpeted flooring and window with inset blinds to the front. The family bathroom is fitted with a 4-piece suite comprising of a double shower enclosure, bath tub, WC and a wash hand basin with tiling to the walls, tiled flooring and a window to the side.

### GARDENS AND GROUNDS

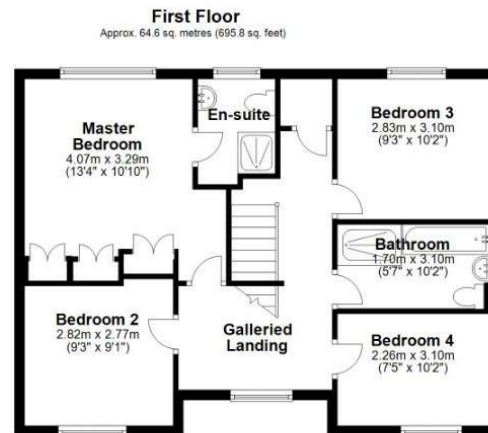
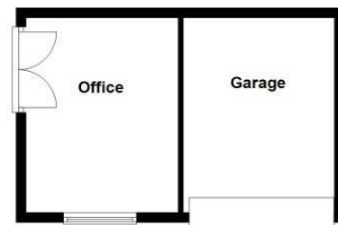
Approached off Gerddi'r Briallu, no.2 benefits from a private position with green to the front. There is a double driveway to the side with off-road parking for numerous vehicles in front of the double garage. The garage has been partially converted into a versatile home office/sitting room with tiled flooring, spotlighting and patio doors opening out to the rear garden. There are work surfaces and space for workshop area. The second garage has power supply and a manual up and over door. A timber gate provides access around to the rear garden. To the rear of the property is a landscaped garden laid with patio and artificial grass with raised planting borders; perfect for outdoor furniture.

### ADDITIONAL INFORMATION

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





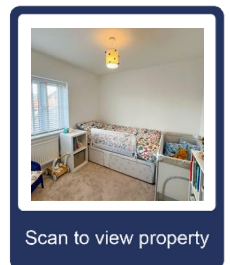


Total area: approx. 141.0 sq. metres (1517.7 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	76	84
<b>England &amp; Wales</b>	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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