



7, Bryn Eirlys  
Bridgend, CF35 6NU

Watts  
& Morgan



# 7, Bryn Eirlys

Coity, Bridgend CF35 6NU

**£269,500 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented three bedroom detached property situated in a popular location on the Parc Derwen development in Coity. Within walking distance of local schools, shops, amenities and close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, WC, kitchen/dining room. First floor landing, bedroom one with dressing area and ensuite shower room, two further good size bedrooms and a family bathroom. Externally offering a double driveway to the front, single garage and a landscaped rear garden. EPC Rating "B".

## Directions

\* Bridgend Town Centre - 1.8 Miles \* Cardiff City Centre - 19.5 Miles \* J36 of the M4 Motorway - 1.2 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with laminate flooring and door leading into the main living room.

The living room is a spacious reception room with a central feature electric fireplace with hearth and surround, laminate flooring and windows to the front. Door leads into the inner hallway with laminate flooring, carpeted staircase to the first floor and access to the ground floor cloakroom and kitchen/dining room. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with laminate flooring.

To the rear is an open plan kitchen/dining room. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, laminate flooring, windows overlooking the rear garden and patio doors opening out to the rear garden. There is ample space for a freestanding dining table. Integrated appliances in the kitchen to remain include 4-ring gas hob with oven, grill and extractor hood over. There is space provided for freestanding appliances to include washing machine, dishwasher and a fridge freezer.

The first floor landing offers carpeted flooring and access to the loft hatch, there is a built-in airing cupboard and all doors lead off.

Bedroom one is a generous main bedroom with carpeted flooring, two sets of windows to the front and a dressing area leading into an ensuite shower room. The ensuite is fitted with a 3-piece suite comprising of a double shower enclosure, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the front. Bedroom two is a second double bedroom with carpeted flooring and a window to the rear. The great size third bedroom benefits from carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with vinyl flooring and tiling to the walls.

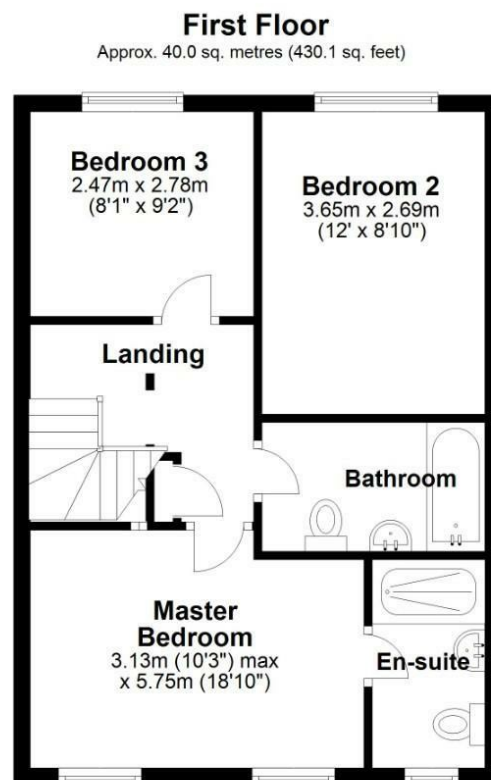
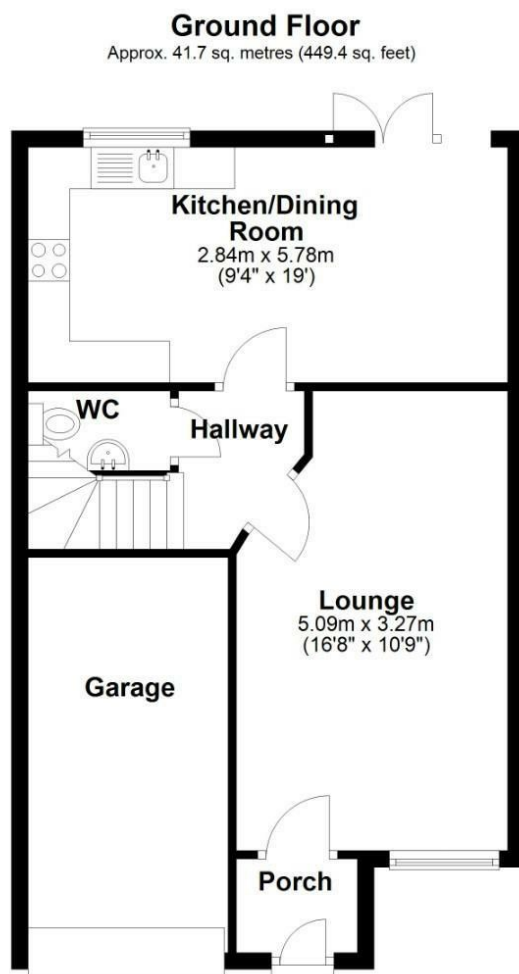
### GARDENS AND GROUNDS

Approached off Bryn Eirlys No.7 benefits from a double driveway to the front with off-road parking for two vehicles leading to the single garage with manual up and over door and power supply. There is side access around to the rear garden. To the rear is a landscaped garden with a spacious patio area perfect for outdoor furniture, there is a raised decked area and bespoke outdoor bar. The remainder is laid to lawn all enclosed via timber fencing.

### ADDITIONAL INFORMATION

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





Total area: approx. 81.7 sq. metres (879.5 sq. feet)



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-plus) <b>A</b>                          |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>84</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



Scan to view property

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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