



3, Ffordd Yr Eiddew
Bridgend, CF35 6GL

Watts
& Morgan



3, Ffordd Yr Eiddew

Coity, Bridgend CF35 6GL

£225,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A spacious 3 bedroom townhouse property situated in a popular location in on the Parc Derwen development in Coity. This modern property is an ideal first time purchase with no on going chain. The property is located conveniently within walking distance of local shops, amenities, schools and close proximity to Bridgend Town Centre and just a short drive for commuters from J36 of the M4 motorway. Accommodation comprises; entrance hall, open-plan kitchen/living room and WC. First floor; 1 double bedroom, 1 single room and a bathroom. Second floor; double bedroom. Externally offering off-road parking to the front for 2 vehicles and a landscaped rear garden. Being sold with no onward chain.

Directions

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

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with vinyl flooring and a carpeted staircase up to the first floor.

The open-plan kitchen/living room benefits from continuation of vinyl flooring, patio doors opening out to the rear garden and windows to the front. There is ample space in the living area for lounge furniture. The kitchen has been fitted with coordinating wall and base units with complementary work surfaces over. There is a breakfast bar area with space for high stools. Integrated appliances include; 4-ring gas hob with oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer and a further appliance. There is a one and a quarter bowl stainless steel sink with drainer and one cupboard houses the gas boiler. There is access into the ground floor cloakroom which is fitted with a 2-piece suite comprising of a WC and a wash hand basin.

The first floor landing offers carpeted flooring and a carpeted staircase leads up to the second floor. Bedroom Two is a double bedroom with carpeted flooring and a window over-looking the rear garden. Bedroom Three is a single room with carpeted flooring and 2 windows to the front.

The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower and glass screen, WC and a pedestal wash hand basin. With vinyl flooring, tiling to the walls and a window to the side.

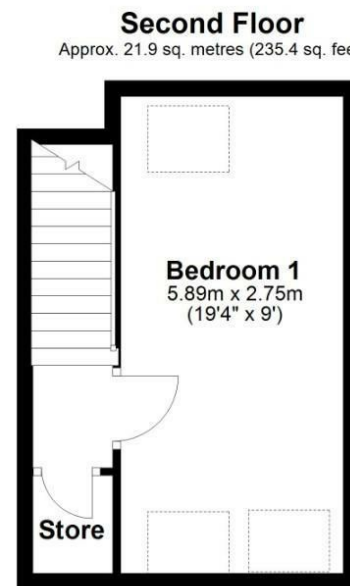
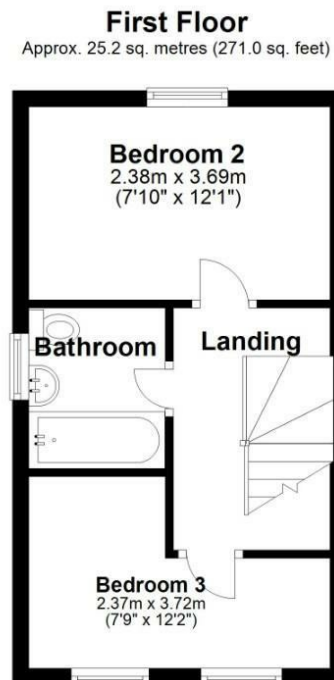
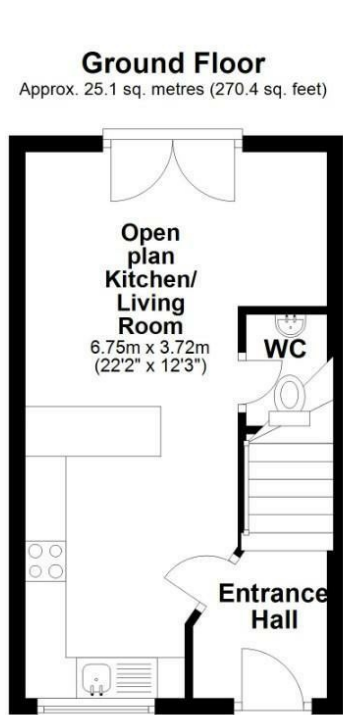
Bedroom One is accessed on the second floor. There is a built-in storage cupboard off the landing. Bedroom One is a generous double bedroom with 2 Velux windows to the front and a Velux window to the rear. There is access to a loft hatch from bedroom one and storage space above the staircase.

GARDENS AND GROUNDS

Approached off Ffordd Yr Eiddew, no. 3 benefits from off-road parking to the front for 2 vehicles. To the rear is an enclosed landscaped garden with side access around to the front. The rear garden has a patio area and the remainder is laid with artificial turf with a raised decked area perfect for outdoor furniture. The garden has raised planting borders and is all enclosed via timber fencing.

ADDITIONAL INFORMATION

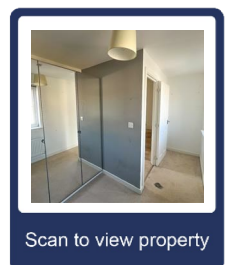
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'D'.



Total area: approx. 72.2 sq. metres (776.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		97
(81-91) B	84	
(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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