



4, Maes Yr Ysgall  
Bridgend, CF35 6FF

Watts  
& Morgan







## 4, Maes Yr Ysgall

Coity, Bridgend CF35 6FF

### Offers Over £255,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented generous 3 bedroom semi-detached property situated in a sought-after location on the Parc Derwen development. This modern property is located with convenient access for commuters via Junction 36 of the M4 and Bridgend Town Centre with local transport links. Close proximity to Coity Village with local shops, schools and amenities. Accommodation comprises; entrance hall, lounge, ground floor WC and open-plan kitchen/dining room. First floor; bedroom one with en-suite shower room, 2 further good size bedrooms and a family bathroom. Externally offering a private driveway with off-road parking for 2 vehicles, single garage and landscaped south-facing garden.

#### Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 1.5 Miles

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with porcelain tiled flooring and a carpeted staircase leads up to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a dual flush WC and a wash hand basin. With tiled flooring, tiled splash-back and window to the front. To the front of the property is the living room. It is a great sized reception room with laminate flooring and windows over-looking the front.

The spacious open-plan kitchen/dining room benefits from porcelain tiled flooring with underfloor heating, double doors open out to the south-facing garden and windows over-looking the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs. Integrated appliances to remain; 4-ring gas hob with oven, grill and stainless steel extractor hood over, fridge/freezer, dishwasher and washing machine. There is ample space for a freestanding dining table and a handy built-in understairs storage cupboard.

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in storage cupboard. Bedroom One is a spacious double bedroom with alcove for wardrobes, carpeted flooring and windows over-looking the front. Leading into a en-suite shower room which is fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With tiled flooring, partially tiled walls and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and windows to the rear. The third bedroom is a comfortable single room with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with a freehand overhead shower, WC and a wash hand basin. With tiled flooring, partially tiled walls and a window to the side.

### GARDEN AND GROUNDS

Approached off Maes Yr Ysgall, no. 4 benefits from a private driveway to the side with off-road parking for 2 vehicles in front of the single garage. The garage has a manual up and over door and power supply. A timber gate provides access to the rear garden. To the rear is a beautifully landscaped south-facing garden with a spacious sandstone patio area perfect for outdoor furniture, outdoor power sockets and steps lead down to a further enclosed section laid with artificial grass and a timber decked area with a pergola.

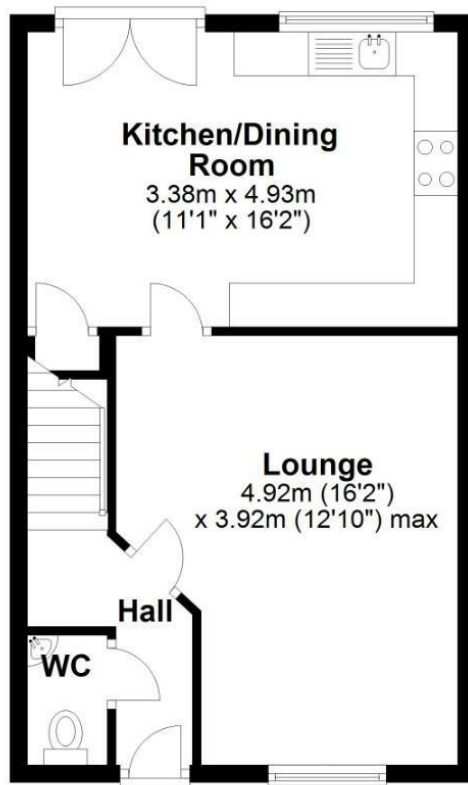
### ADDITIONAL INFORMATION

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



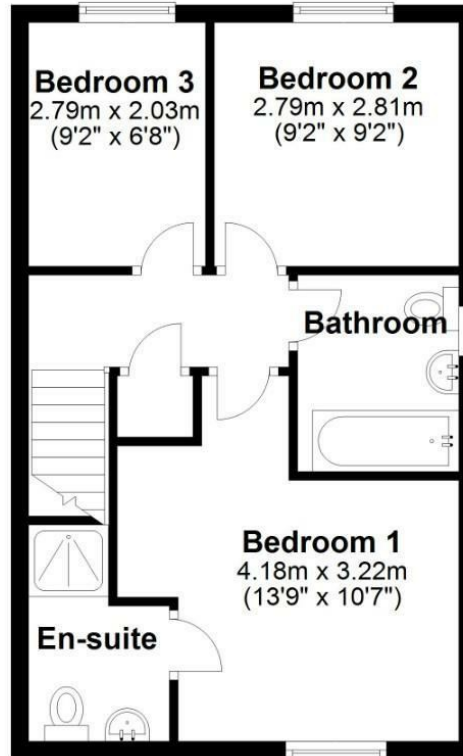
## Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)

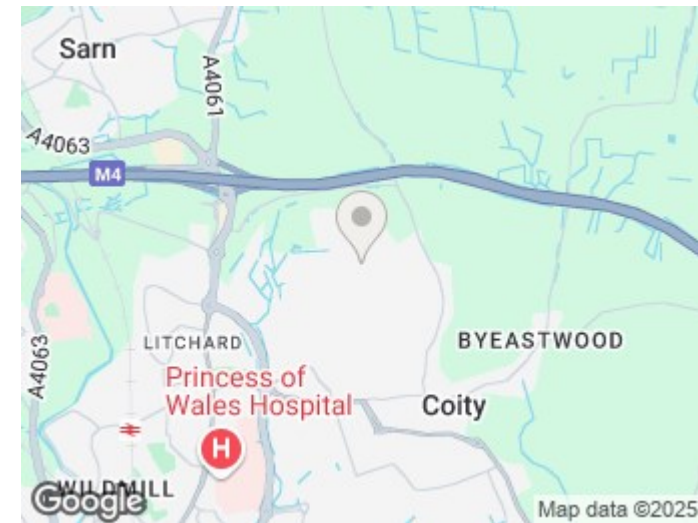


## First Floor

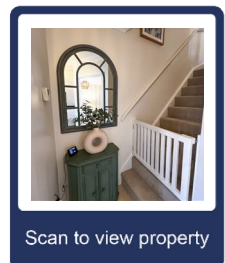
Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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







**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
& Morgan**