



12, Llys Glas Y Gors
Bridgend, CF35 6FT

Watts
& Morgan



12, Llys Glas Y Gors

Coity, Bridgend CF35 6FT

£334,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented four bedroom detached property situated in a quiet location on the Parc Derwen Development in Coity overlooking the green. Situated within walking distance of local shops, Coity Village and close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises entrance hall, lounge, ground floor WC, kitchen/dining room and utility. First floor landing, bedroom one with ensuite shower room, three further good size bedrooms and family bathroom. Externally offering a private drive to the side, single garage and a low maintenance rear garden.

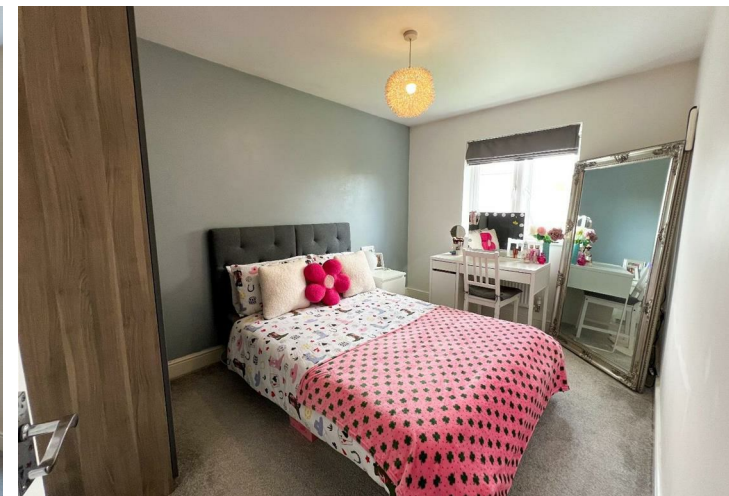
Directions

* 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 via a PVC front door into the entrance hallway with tiled flooring, built-in understairs storage cupboard and carpeted staircase rises to the first floor. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and window to the front.

The living room is a great size light reception with windows to the front and patio doors opening out to the rear garden with carpeted flooring and a further window to the side aspect overlooking the green. The open plan kitchen/dining room has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with tiled flooring, windows to the front and windows overlooking the rear garden. There is ample space for freestanding dining table. Integrated appliances include 'AEG' oven and grill and 4-ring gas hob. Space is provided for a freestanding fridge freezer and dishwasher. The utility benefits from work surfaces with space and plumbing provided for an appliance and also houses the gas boiler with tiled flooring and a partly glazed PVC door opens to the rear garden.

The first floor landing offers carpeted flooring, built-in storage cupboard and access to the loft hatch.

Bedroom one is a double bedroom with carpeted flooring, windows overlooking the rear garden. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the rear. Bedroom two is a second double bedroom with carpeted flooring and windows to the rear. Bedroom three is a third double bedroom with carpeted flooring and windows to the front. The fourth bedroom is a comfortable single room with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the front.

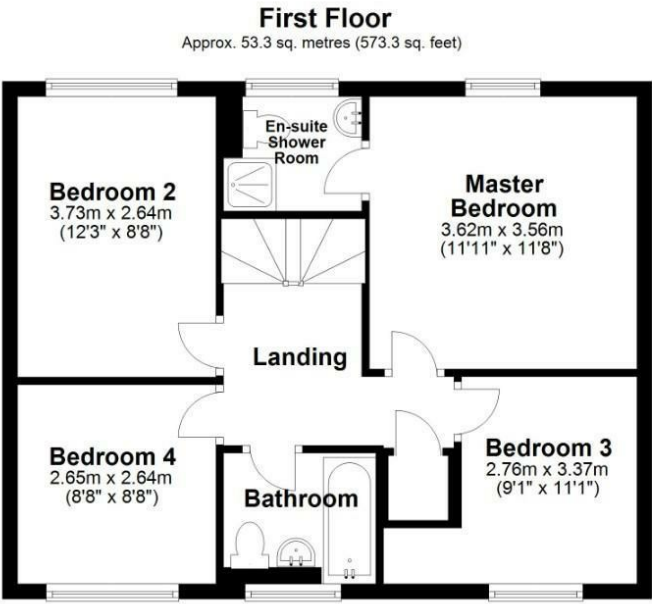
GARDENS AND GROUNDS

Approached off Llys Glas Y Gors No.12 benefits from a corner position overlooking the green to the side, the property has a private driveway to the side with off-road parking for two vehicles in front of the single garage with manual up and over door. There is an EV car charging point to remain. There is side access around to the rear garden. To the rear is a fully enclosed low maintenance garden, the garden has been landscaped with artificial grass set over two tiers.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax Band "E".





Total area: approx. 106.6 sq. metres (1147.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	80	
(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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