



5, Llys Y Fedwen  
Bridgend, CF35 6DZ

Watts  
& Morgan



# 5 Llys Y Fedwen

Coity, Bridgend CF35 6DZ

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**£475,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A generous 4 double bedroom family home situated in a popular location in Parc Derwen, Coity. The property is accessed off Heol Spencer and conveniently located for access to Junction 36 of the M4 and Bridgend Town Centre. Within walking distance of all local village amenities. Accommodation comprises; entrance hall, living room, sitting room, cloakroom, open-plan kitchen/dining room and utility. First floor; bedroom one with en-suite shower room, second bedroom with en-suite shower room, 2 further double bedrooms and a 4-piece family bathroom. Externally offering a private drive to the side with off-road parking for 2/3 vehicles, double garage and a well maintained rear garden. Being sold with no onward chain.

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## Directions

\* Bridgend - 1.8 Miles \* Cardiff - 21.0 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 spacious hallway with carpeted flooring, a staircase leads up to the first floor and there is a hand understairs storage cupboard. Double doors open into the main living room which is a lovely light and spacious reception room with a bay window to the front, patio doors open out to the rear garden, carpeted flooring and a central feature electric fire with hearth and surround. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with vinyl flooring and a window to the rear. The sitting room is a versatile second reception room with carpeted flooring, a bay window overlooking the front and a door leading into the open-plan kitchen/dining room. To the rear is the open-plan kitchen/dining room which benefits from porcelain tiled flooring, patio doors opening out to the rear garden and windows to the rear and side aspects. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over with a central island and coordinating splash-backs. Integrated appliances include; 'AEG' 5-ring gas hob with stainless steel splash-back and extractor hood over, fridge, freezer, 'AEG' oven/grill and 'AEG' dishwasher. There is ample space for a dining table and a door leads into the utility. The utility is fitted with work surfaces and base units with continuation of tiled flooring, a partly glazed PVC door opening out to the rear garden and a window to the side. There is space and plumbing provided for 2 appliances and a cupboard housing the 'Ideal' gas boiler.

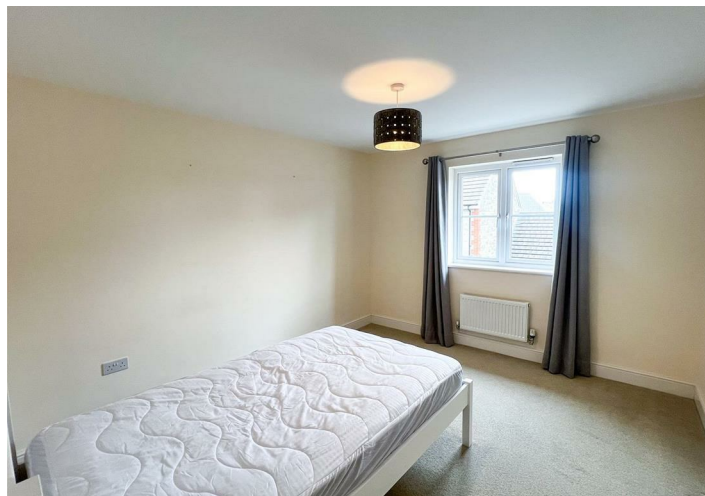
The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard. Bedroom One is a superb sized main bedroom with carpeted flooring, windows to rear and side aspects leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a double shower enclosure with glass sliding door, pedestal wash hand basin and a WC. With tiling to the walls, vinyl flooring and a window to the side. Bedroom Two is a second generous double bedroom benefitting from bespoke built-in wardrobes and storage, carpeted flooring, windows to the front and leading into a second en-suite. The en-suite is fitted with a double walk-in shower with glass sliding door, pedestal wash hand basin and a WC. With tiling to the walls, vinyl flooring and a window to the front. Bedroom Three is a third double bedroom with carpeted flooring and windows to the front. Bedroom Four is a fourth double bedroom with carpeted flooring, a built-in desk with storage and a window to the rear. The family bathroom is fitted with a 4-piece suite comprising of a panelled bathtub, WC and a wash hand basin and a shower enclosure. With vinyl flooring, tiling to the walls, recessed spotlighting and a window to the rear.

### GARDENS AND GROUNDS

Approached off Llys Y Fedwen, no. 5 benefits from a private double driveway to the side with off-road parking for 2 vehicles in front of the double garage with manual up and over door, power supply and a side door leading into the garden. To the rear of the property is an enclosed garden with a spacious patio area ideal for outdoor furniture. The remainder is laid to lawn all enclosed via timber fencing.

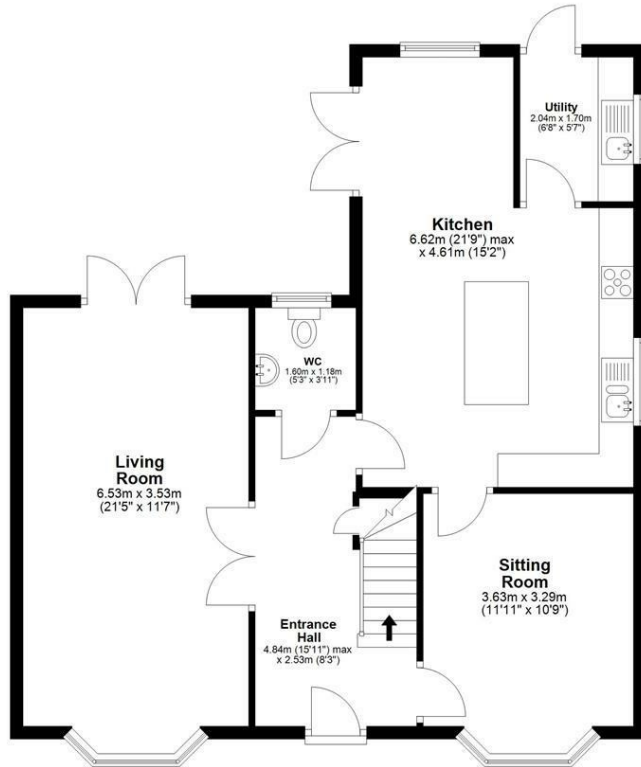
### ADDITIONAL INFORMATION

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



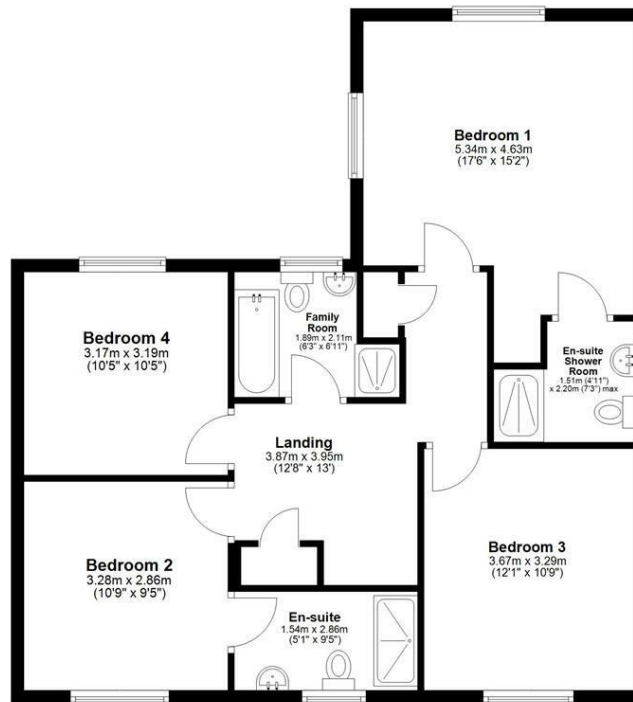
### Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



### First Floor

Approx. 79.6 sq. metres (856.3 sq. feet)



Total area: approx. 147.7 sq. metres (1590.4 sq. feet)

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.

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		
England & Wales		EU Directive 2002/91/EC
	77	84

