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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**21 Clos Y Fferm, Coity, Bridgend, Bridgend County. CF35 6DX**

**£375,000** Offers Invited



### Main Features

- Detached 4 double bedroom modern home
- 3 reception rooms, fitted kitchen and utility room
- Family shower room, ensuite and cloakroom
- Landscaped Southerly facing rear garden
- Vacant possession
- Convenient for school, playing fields & open green spaces
- Approximately 1 mile from the M4 at Junction 36 & out of Town shopping at McArthur Glen Designer outlet & The Pines
- Bridgend Town Centre is within 1.5 miles approximately. Convenient for commuters and The Princess Of Wales Hospital.
- uPVC double glazing and combi gas central heating (Last tested 14/11/24)
- Council Tax Band: E. EPC: C

### General Information

4 DOUBLE BEDROOM, DETACHED MODERN HOME WITH LANDSCAPED GARDENS, DRIVEWAY, OPEN PLAN KITCHEN / DINING ROOM, GARAGE & MORE!

Situated in a popular location on the Parc Derwen Development convenient for school, playing fields & open green spaces. Approximately 1 mile from the M4 at Junction 36 & out of Town shopping at McArthur Glen Designer outlet & The Pines. Bridgend Town Centre is within 1.5 miles approximately. Convenient for commuters and The Princess Of Wales Hospital.

This home has accommodation comprising ground floor hallway, lounge, inner hallway, cloakroom, study, dining room, kitchen and utility room. First floor landing, family shower room, 4 double bedrooms & en-suite shower room. The exterior offers front and Southerly facing rear landscaped gardens, driveway parking and detached garage. The property benefits from uPVC double glazing & combi gas central heating (Last tested 14/11/24).

### GROUND FLOOR

### Hallway

Composite double glazed front door. Plastered walls and ceiling. Grey tiled floor. Carpeted and spindled staircase to first floor. Designer radiator. Understairs storage with shoe racks. Mains powered smoke alarm. Wall mounted electrical consumer unit. Polished chrome electrical fitments.

### Cloakroom

Fitted 2 piece suite in white comprising w.c with enclosed cistern and hand wash basin sat on corner vanity unit with monobloc tap. Tiled walls. Plastered ceiling with inset spotlights. Tiled floor. Designer radiator. Display niche.

### Study

uPVC double glazed window with integral venetian blind. Plastered walls and ceiling. Grey tiled floor. Radiator. Wi-fi connection.

### Lounge

Double aspect room with uPVC window to side and French doors with integral blinds to rear garden. Wired for wall mounted TV. Polished chrome electrical fitments. Plastered walls and ceiling. Grey woodgrain laminate flooring. Two radiators.

### Kitchen / Dining Room

uPVC double glazed French doors with integral blinds to rear garden. Fitted kitchen finished with white woodgrain doors and wall mounted and base units. Quartz worktops with tiled splashback and undermounted stainless sink with dual mixer tap. Integrated electric Neff hob, Neff combi microwave oven, integrated slip and slide electric oven and Bosch extractor fan. Space for dishwasher. Tiled floor. LED under wall cupboard lighting and plinth lighting. Plastered walls and ceiling with inset spotlights. Space for fridge freezer. Breakfast bar with base storage. Polished chrome electrical fitments. USB charging points. Archway leading from kitchen to dining area with uPVC double glazed window with integral venetian blind to front. Plastered walls and ceiling. Tiled floor. Designer radiator.

### **Utility Room**

uPVC double glazed window with integral venetian blind to rear. Plastered and part tiled walls. Plastered ceiling with inset spotlights. Wall and base units fitted with white woodgrain doors. Quartz worktops with tiled splashback. Undermounted stainless sink with monobloc tap. Plumbed for washing machine and. Space for tumble dryer. Tiled floor. Radiator.

## **FIRST FLOOR**

### **Landing**

Plastered walls and ceiling. Balustrade and spindles. Fitted carpet. Store cupboard. Radiator. White colonial style panelled doors to bedrooms and..

### **Family Shower Room**

uPVC double glazed window with integral venetian blind. Fitted 3 piece suite comprising corner shower cubicle with rainfall mixer shower and hairwash spray, close coupled w.c with push button flush and hand wash basin with monobloc tap set in vanity unit. Tiled walls. Plastered ceiling with inset ceiling spotlights. Tiled floor. Designer radiator. Illuminated vanity mirror. Display niches.

### **Bedroom 1**

Double aspect room having uPVC double glazed windows to front and side. Plastered walls and ceiling. Built in wardrobe. Tiled feature wall. Grey woodgrain laminate flooring. Designer radiator. Loft hatch. TV connection.

### **En-suite shower room**

uPVC double glazed window with integral venetian blind to front. 3 piece suite comprising tiled shower cubicle with mixer shower and bifolding door, wash hand basin set in vanity unit with monobloc tap, w.c with enclosed cistern and push button flush.. Tiled walls. Plastered ceiling with inset ceiling spotlights. Tiled floor. Radiator. Display niche. Anti mist vanity mirror with shaver point.

### **Bedroom 2**

uPVC double aspect windows to side and rear. Plastered walls and ceiling. Grey woodgrain laminate flooring. Radiator. TV connection.

### **Bedroom 3**

uPVC double glazed window to front. Plastered walls and ceiling. Grey woodgrain laminate flooring. Designer radiator. Polished chrome electrical fittings. USB charging points.

### **Bedroom 4**

uPVC double glazed window to rear. Plastered walls and ceiling. Grey woodgrain laminate flooring. Radiator.

## **EXTERIOR**

Accessed via a block paved entrance road with authentic lantern illumination.

### **Front Garden**

Low maintenance and landscaped. Non slip paved steps and pathway. Overhead canopy and courtesy light to front door. Laid to artificial turf. External gas and electric meter boxes. Gated pathway access to rear garden. Driveway parking.

### **Detached Single Garage**

Up and over vehicular door. Pitched and tiled roof. Electric light and power.

### **Rear Garden**

Landscaped and low maintenance, Southerly facing, enclosed rear garden. Laid with non slip tiled patio area and artificial turf. Steps leading to side storage area. Wood fence surround.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

## Current council tax banding

E

## Current heating type

Combi

## Tenure

Freehold







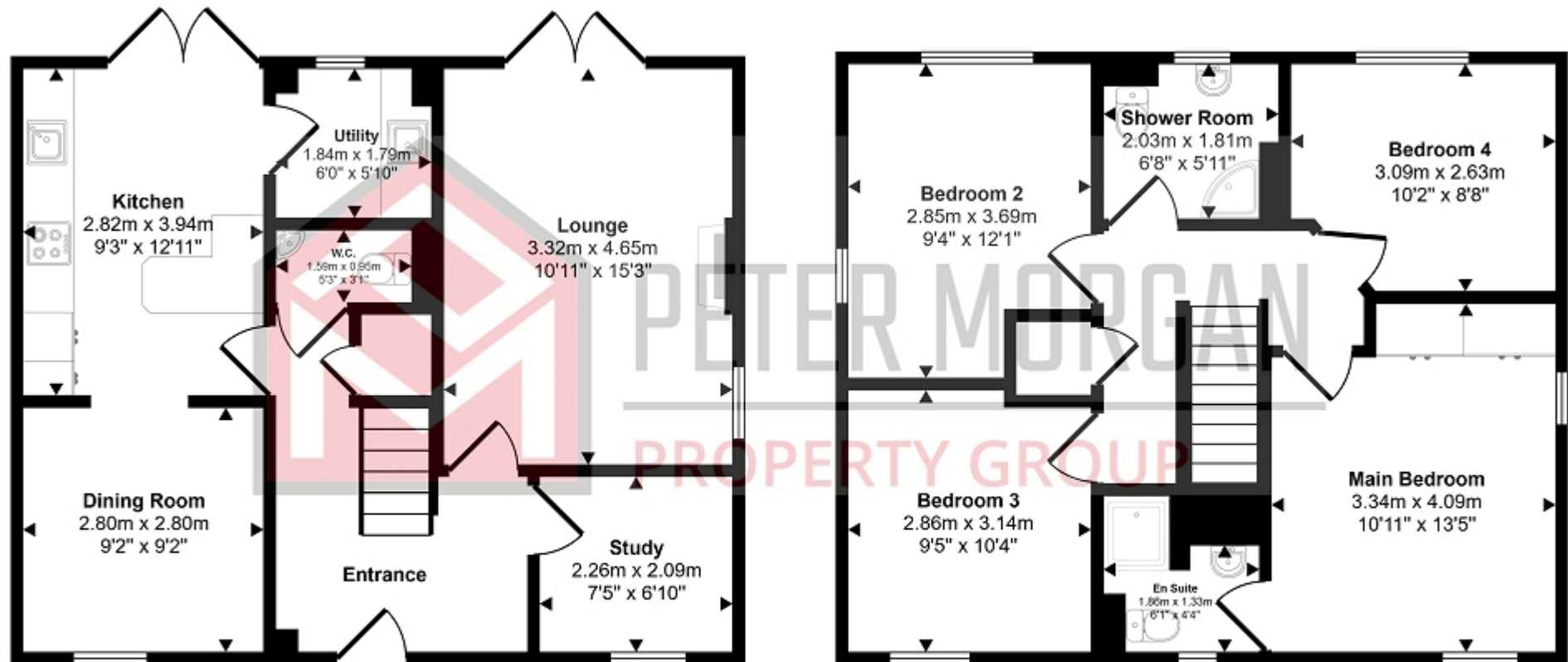








Approx Gross Internal Area  
115 sq m / 1236 sq ft



Ground Floor  
Approx 57 sq m / 616 sq ft

First Floor  
Approx 58 sq m / 620 sq ft


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







# 21 Clos Y Fferm, Coity, Bridgend, Bridgend County. CF35 6DX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

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