



6, Rhodfa'r Celyn
Bridgend, CF35 6FL

Watts
& Morgan



6, Rhodfa'r Celyn

Coity, Bridgend CF35 6FL

£375,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Discover this beautifully presented four-bedroom detached family home, ideally located in the highly sought-after Parc Derwen development in Coity. Perfectly positioned within walking distance of local schools, shops, and everyday amenities, the property also offers excellent transport links to Bridgend Town Centre and Junction 36 of the M4.

The spacious accommodation includes a welcoming entrance hall, a comfortable living room, a stylish open-plan kitchen/dining room, a utility room, and a downstairs cloakroom. Upstairs, the impressive principal bedroom benefits from a modern en-suite shower room, complemented by three further generously sized bedrooms and a contemporary family bathroom. Outside, the property features a private driveway providing off-road parking for two vehicles, a single garage, and an enclosed rear garden

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the welcoming entrance hall features tiled flooring, a carpeted staircase rising to the first floor, and doors leading to all principal rooms. The spacious living room is a bright and versatile reception room with hardwood flooring, windows to the front, and French doors opening onto the rear garden, allowing plenty of natural light to flow through. The ground floor cloakroom is fitted with a two-piece suite comprising a WC and wash hand basin, complemented by tiled flooring and a tiled splashback. The impressive open-plan kitchen/dining room enjoys windows to both the front and rear, creating a light and airy space ideal for family living and entertaining. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces over and integrated appliances including a four-ring gas hob with extractor hood, oven, and grill. There is ample space for a dining table, together with room for a freestanding dishwasher and American-style fridge freezer. Additional built-in storage cupboards provide excellent practicality, with access through to the separate utility room. The utility room continues the matching units and offers space and plumbing for a washing machine, tiled flooring, and a door providing direct access to the rear garden.

To the first floor, the landing features fitted carpet, a built-in airing cupboard, a front-facing window, and access to the loft via a pull-down ladder. The loft is boarded, providing useful additional storage. The principal bedroom is a generous double room with fitted carpet, a rear-facing window, and access to a beautifully updated en-suite shower room. The en-suite comprises a corner shower enclosure, WC, and wash hand basin, finished with fully tiled walls, LVT flooring, and a rear-facing window. Bedroom two is a well-proportioned double room with fitted carpet and a window overlooking the front of the property. Bedroom three is another comfortable double bedroom with fitted carpet and a rear-facing window. Bedroom four is a spacious single bedroom, ideal as a child's room, guest bedroom, or home office, with fitted carpet and a front-facing window. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath, WC, and wash hand basin, with tiled walls, vinyl flooring, and a rear-facing window.

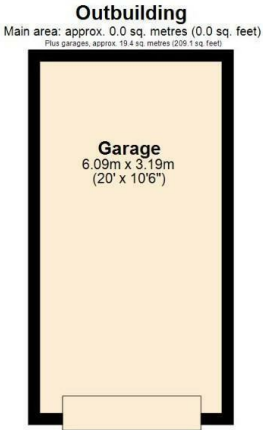
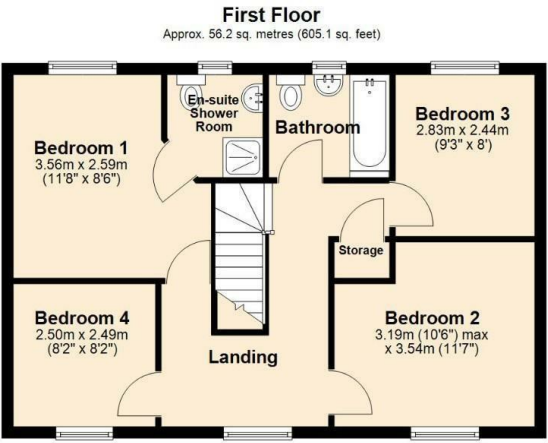
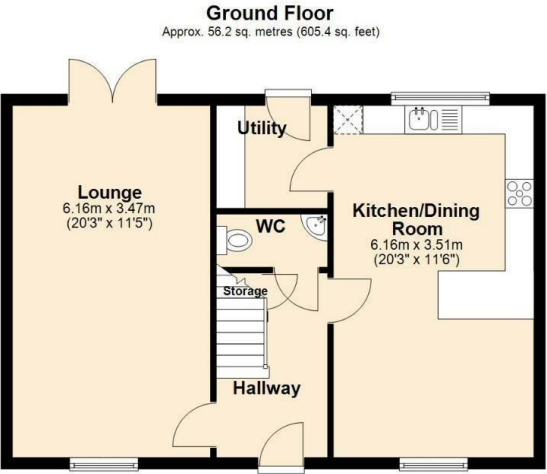
GARDENS AND GROUNDS

Approached via Rhodfa'r Celyn, No. 6 benefits from a private driveway providing off-road parking for two vehicles, leading to a single garage with a manual up-and-over door. The garage is equipped with power, and additional outdoor power sockets add further convenience. To the rear, the enclosed garden offers a generous patio area, ideal for outdoor dining and entertaining, with the remainder laid to lawn, creating a great space for families to enjoy.

ADDITIONAL INFORMATION

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

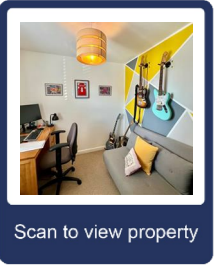




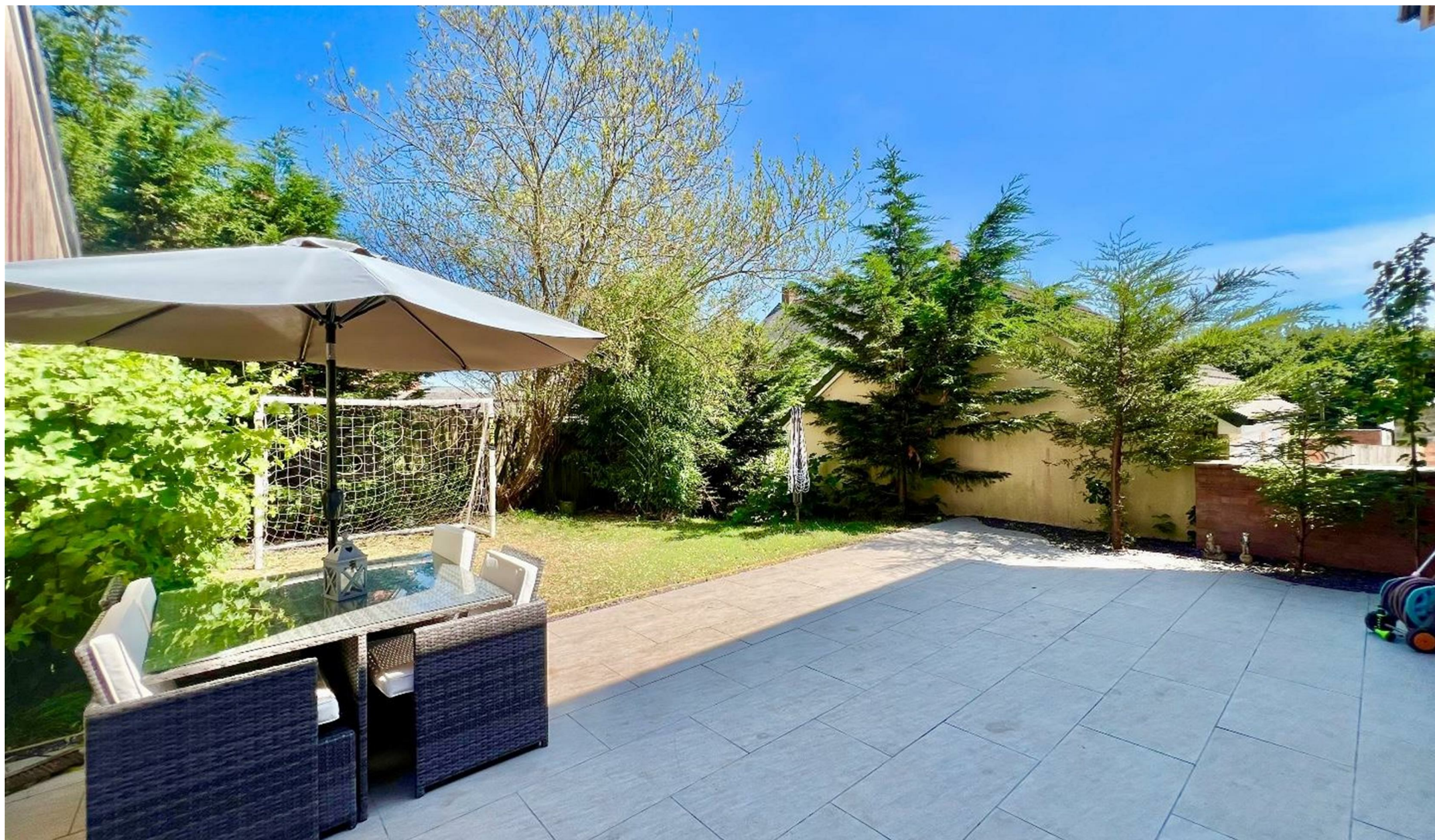
Main area: Approx. 112.5 sq. metres (1210.5 sq. feet)
Plus garages: approx. 19.4 sq. metres (209.1 sq. feet)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



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