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herbert r thomas

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15 Ffordd Y Coetir

Coity,
Bridgend,
CF35 6QJ

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Asking price **£239,995**

Situated on the popular Parc Derwen development is this three bedroom end terrace property, built in 2021, sat on a generous plot with off-road parking, downstairs WC, ensuite to master bedroom and within close proximity to local schools, shops and junction 36 of the M4.

Built in 2021

Three bedroom end of terraced property

Downstairs WC and ensuite to master bedroom

Ample off-road parking

Larger than average enclosed rear garden

Viewings are highly recommended





Built in 2021 is this well-presented three bedroom end terrace property, situated on the popular Parc Derwen development with downstairs WC, ensuite to master bedroom, off-road parking and within close proximity to local school, shops and junction 36 of the M4.

The property is entered via a doubled glazed door opening into the entrance hallway, laid to tiled flooring, staircase rising to the first floor landing and doorways to the cloakroom/WC and lounge.

The cloakroom/WC has been fitted with a two-piece suite comprising; WC and pedestal wash handbasin.

The lounge is a spacious room with an under stairs storage cupboard, window to the front, fitted to carpet and doorway to the kitchen/diner.

The kitchen/ diner is a spacious room with a window and French doors opening into the rear garden. The kitchen has been fitted with a range of base, wall and drawer units complemented with laminate work surfaces over comprising; gas oven with four ring gas hob, integrated dishwasher, fridge/freezer and space for a washing machine. There is plenty of space for dining furniture and laid to tiled flooring.

To the first floor landing there are doorways to all three bedrooms and the family bathroom.

The main bedroom is generous in size with built-in cupboard, window to the front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; shower cubicle with a thermostatic shower over, a pedestal wash handbasin and a WC. There is a window to the front and the walls are part tiled. The second bedroom is another double room with a window to the rear. Bedroom three is a well-proportioned single room with a window to the rear.

The family bathroom has been fitted with a three-piece suite comprising; panelled bath, wash hand basin and WC. The walls are part tiled and there is a window to the side.

The property is approached via a tarmac driveway allowing off-road parking to the side of the property. There is a gate to the side giving access. The rear garden has been landscaped with patio leading from the kitchen and the remainder of the garden laid to lawn and surrounded by wooden feather edge fencing.

Viewings are highly recommended.

There is a management charge on this property. Contact Herbert R Thomas for more details.





Directions

From our office on Derwen Road, proceed towards Noltan Street and follow the road as it bears left past Wilkinsons. At the top of the hill at the traffic lights, turn left. Continue down and proceed through the next set of traffic lights. Proceed and join the A4061 signposted the M4. Continue along this road and at the roundabout, continue straight. At the next round about take the third exit into the Parc Derwen development. Take the first right before the bus stop, follow the road where the property will be found on your left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band D

EPC Rating B

101724 417 P6

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
101724 417 P6 101724 417 P6 101724 417 P6	Energy rating B	Valid until: 30 August 2031 Certificate number: 0360-3639-0000-2279-7878
Property type End-terrace house		
Total floor area 71 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).		
Energy rating and score		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-3639-0000-2279-7878> [permanent]

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Viewing strictly by appointment through Herbert R Thomas

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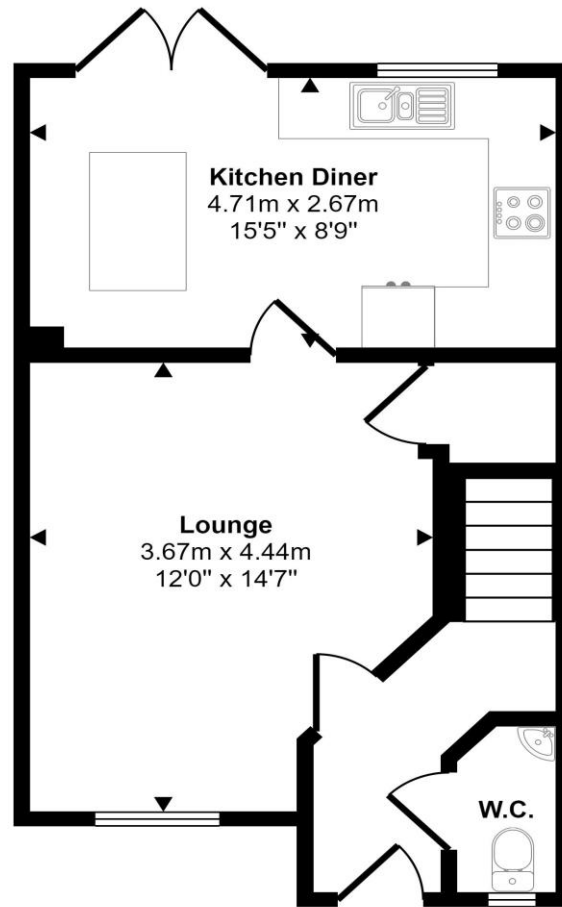
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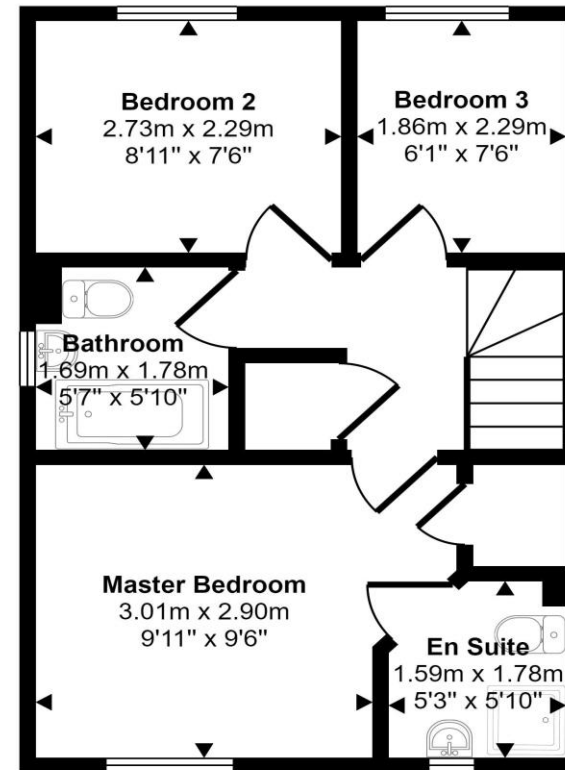
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft



First Floor
Approx 35 sq m / 372 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.

