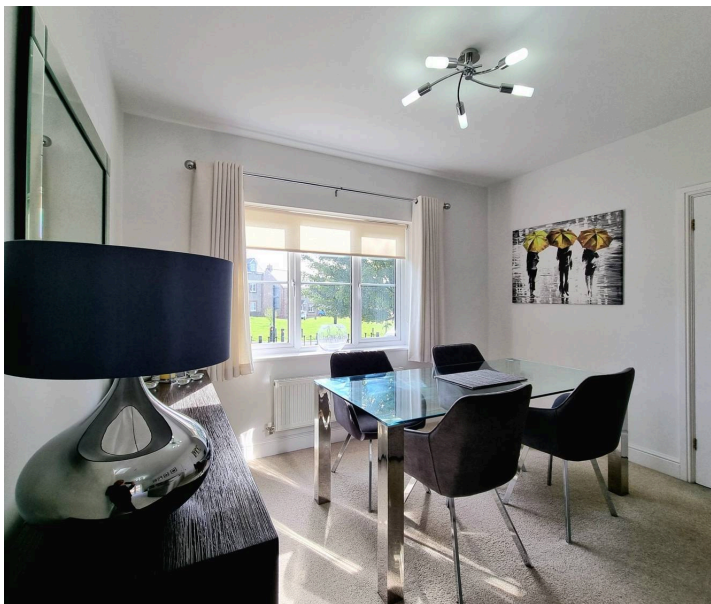




11 Maes Y Siglen, Coity

Bridgend

£385,000



11 Maes Y Siglen

Coity, Bridgend

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- An immaculately presented four bedroom detached property
- Situated on the periphery of the sought after Parc Derwen development
- Owned since construction in 2014 and built by Charles Church
- Two reception rooms, kitchen and cloakroom to the ground floor
- Four bedrooms with en-suite to main bedroom and shared bathroom to first floor
- Scenic outlook to the front with mature trees and lawned area, with ornate wrought iron railings
- Uniquely shaped enclosed rear garden with rear gated access and direct garage access
- Designated driveway off road parking to the rear with garage
- Within walking distance to local play parks, reputable primary school and shop
- Convenient commuter access to Jct 36 of the M4



Hall

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway, featuring fitted carpet flooring that extends up the fixed staircase and has doorways leading to the lounge, sitting/dining room, kitchen, understairs storage cupboard and ground floor cloakroom.

Lounge

21' 10" x 11' 1" (6.66m x 3.39m)

The bright and spacious lounge extends the full length of the property, allowing for the room to be utilised as a lounge/diner (as the current vendor chooses). The room has a continuation of the same fitted carpet flooring as the hallway and benefits from a large UPVC double glazed window to the front and a set of UPVC double glazed patio doors to the rear, providing light, access and views of the garden.

Kitchen

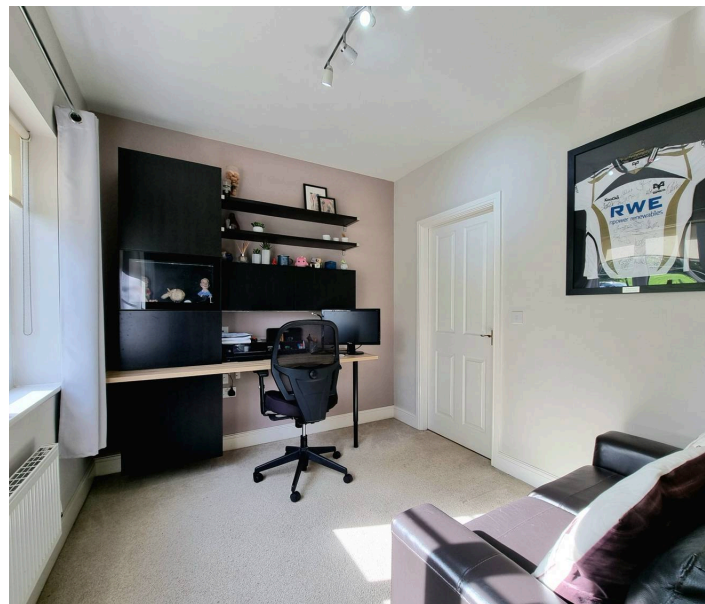
13' 1" x 12' 6" (4.00m x 3.82m)

The kitchen to the rear has been fitted with a matching range of contemporary base and wall mounted units, with a matching central kitchen island unit/breakfast bar. It offers integrated appliances to include; fridge/freezer, dishwasher, eye level electric oven, four burner gas hob with an extractor hood over and a stainless steel sink unit positioned below a large UPVC double glazed window to the rear. The kitchen has a side composite door giving access to the rear garden and a second internal door giving access to the sitting/dining room.

Sitting/Dining Room

8' 4" x 9' 9" (2.55m x 2.98m)

The second reception room to the front of the property provides a versatile space to create a snug sitting room area, home office or formal dining room, with a doorway to the rear providing direct access to the kitchen. There is a large UPVC double glazed window to the front and fitted carpet flooring.



Cloakroom/WC

The cloakroom has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. The room features splashback tiling above the sink unit, fitted carpet flooring and has an obscured UPVC double glazed window to the rear.

Landing

To the first floor, the landing has a continuation of the same fitted carpet flooring as the stairs. It provides access to all four bedrooms and has a loft inspection point.

Bedroom One

12' 10" x 11' 5" (3.92m x 3.48m)

Bedroom one is a spacious double bedroom situated to the front of the property. The room has a useful recessed alcove to one wall, ideal for positioning free standing wardrobes, a large UPVC double glazed window to the front, fitted carpet flooring and a doorway to the side gives access to the private en-suite shower room.

En-suite

6' 8" x 6' 1" (2.03m x 1.86m)

The private en-suite shower room has been fitted with a modern three piece suite comprising; pedestal wash hand basin, low level WC and an enclosed single shower cubicle with a mains powered shower and glazed shower door. The room benefits from an obscured double glazed window to the front and fitted carpet flooring.

Bedroom Two

13' 0" x 9' 11" (3.95m x 3.03m)

The second generous double bedroom is also located to the front of the property. The room features fitted carpet flooring and has a large UPVC double glazed window to the front.

Bedroom Three

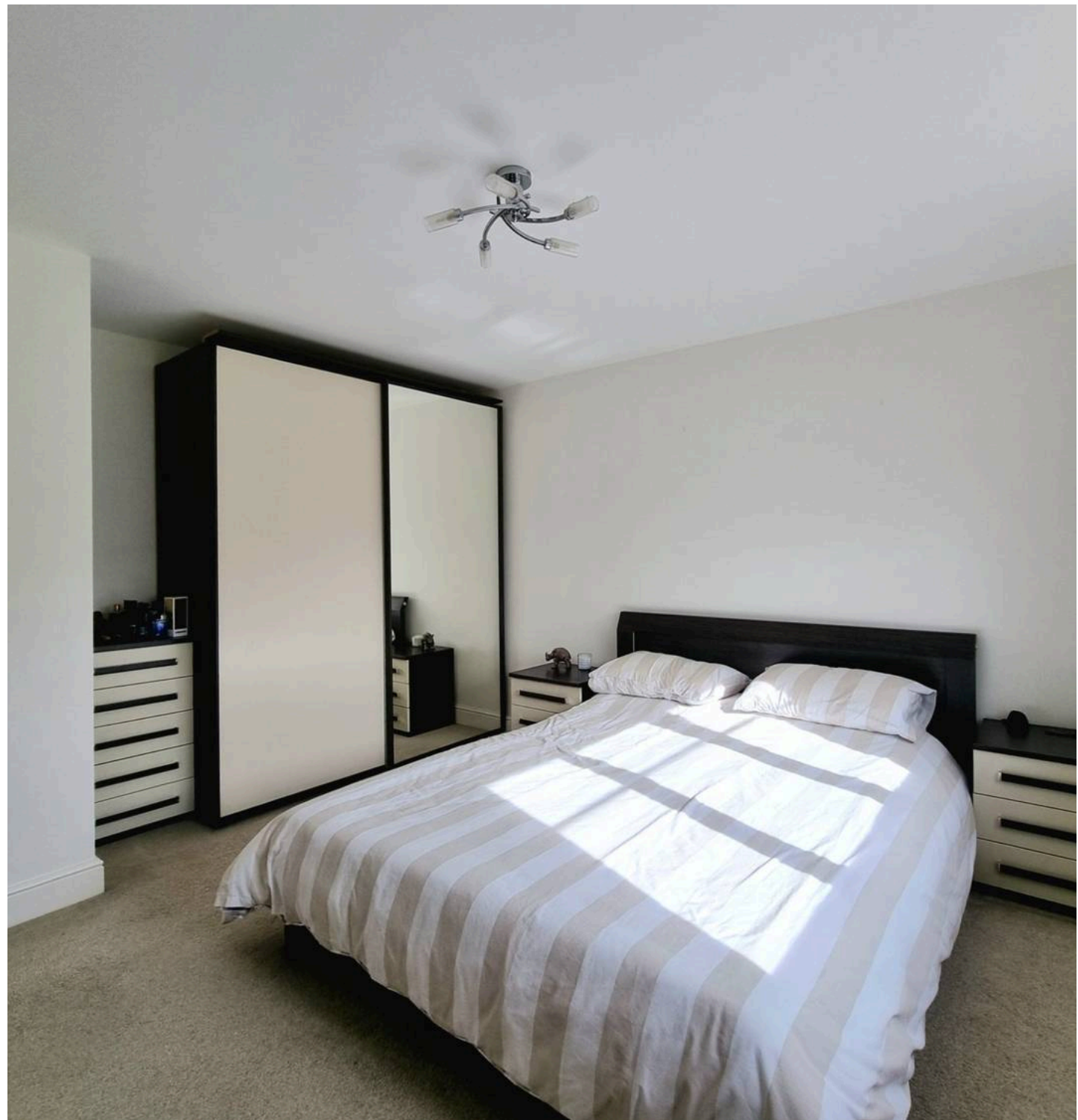
9' 0" x 11' 5" (2.74m x 3.48m)

Bedroom three is a comfortable double bedroom located to the rear of the property. The room features a large UPVC double glazed window to the rear and fitted carpet flooring.

Bedroom Four

8' 10" x 8' 7" (2.69m x 2.62m)

Bedroom four is a well proportioned single bedroom featuring fitted carpet flooring, a useful recessed alcove to one wall offering ample space to position free standing furniture and a



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Bathroom

5' 6" x 7' 4" (1.67m x 2.23m)

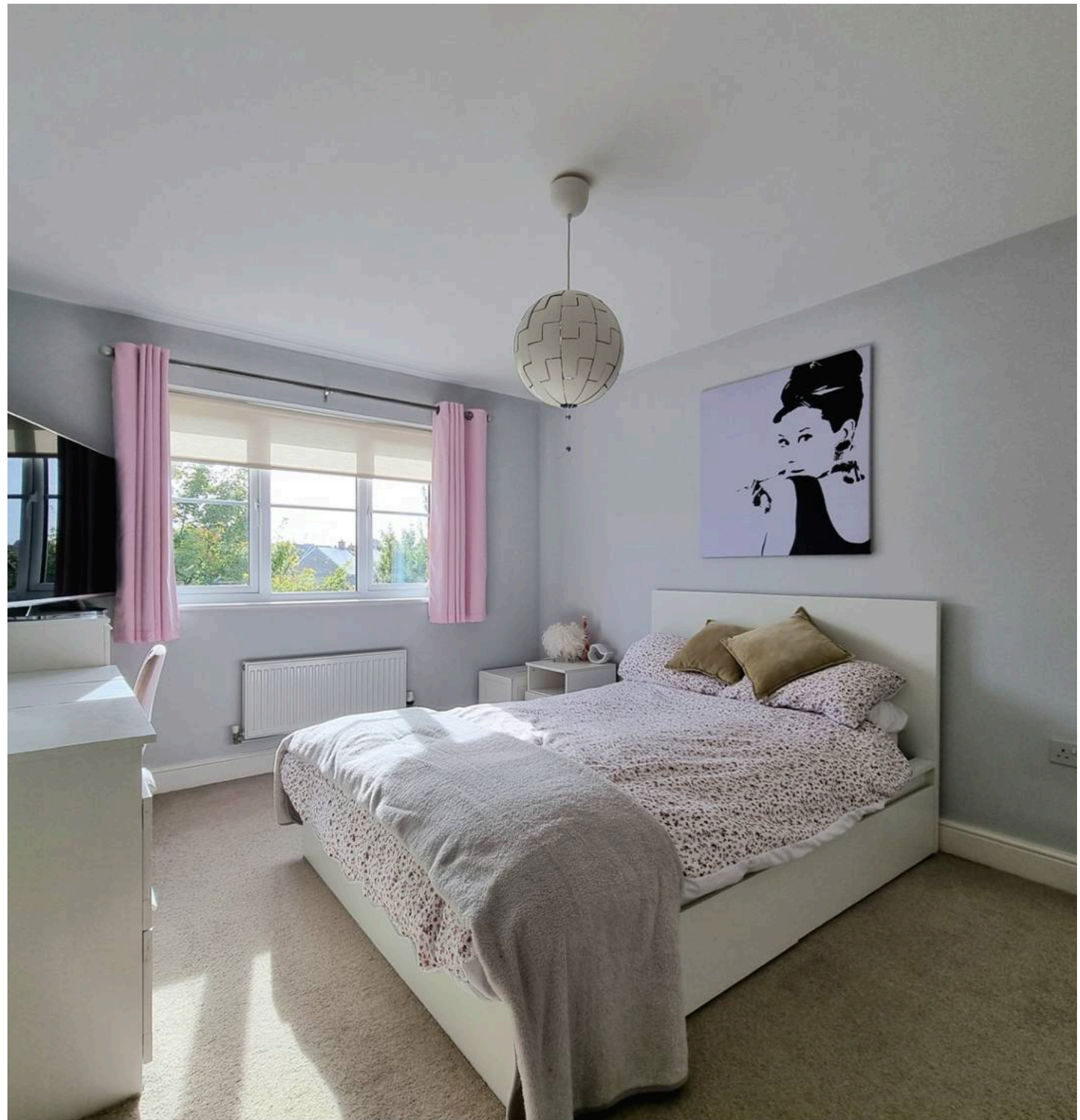
The shared bathroom has been fitted with a white three piece suite comprising; panel bath, pedestal wash hand basin and a low level WC. There is splashback tiling surrounding the bath area, a wall mounted heated towel rail, fitted carpet flooring and an obscure UPVC double glazed window to the rear.

Rear Garden

The impressive and uniquely shaped enclosed rear garden is predominantly laid to lawn, with a generous paved patio area to each side of the property and a paved pathway leading to the rear boundary gate.

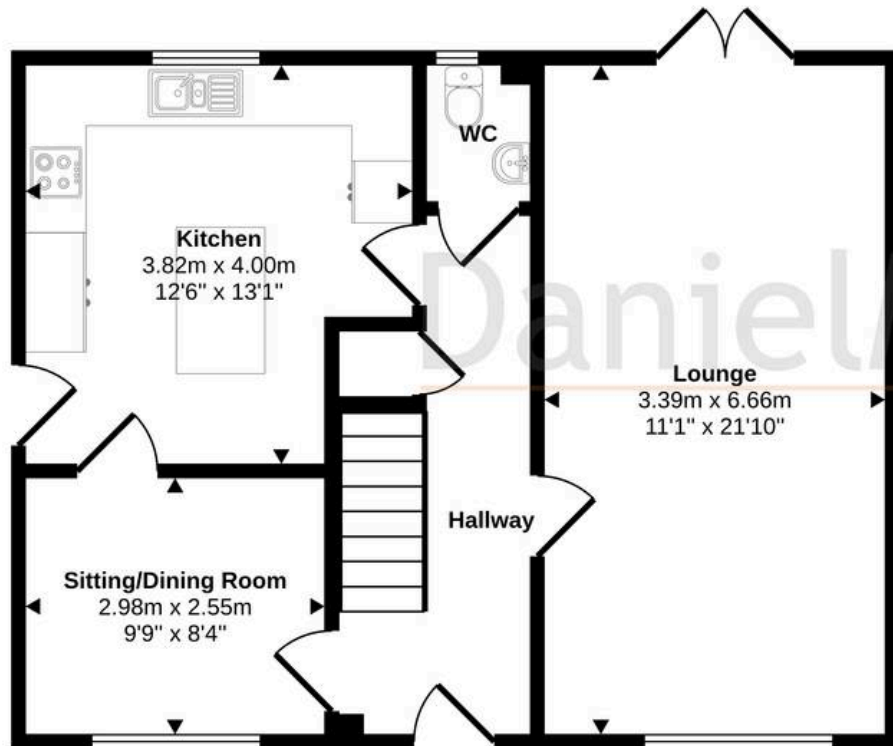
Garage

Positioned within a private parking bay area, the property benefits from two driveway spaces ahead of an end of row garage.



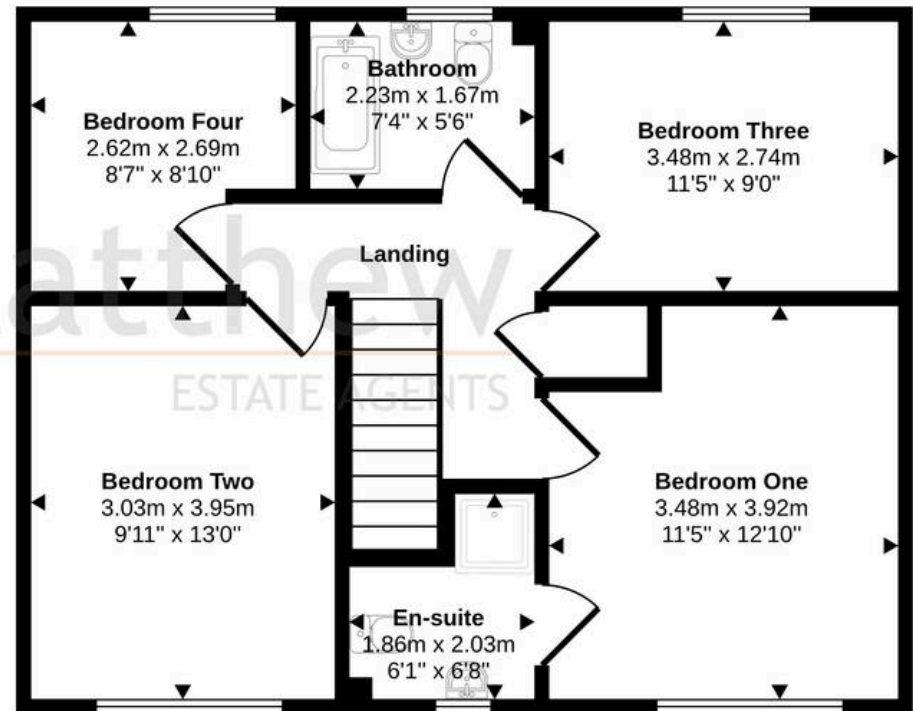


Approx Gross Internal Area
116 sq m / 1248 sq ft



Ground Floor

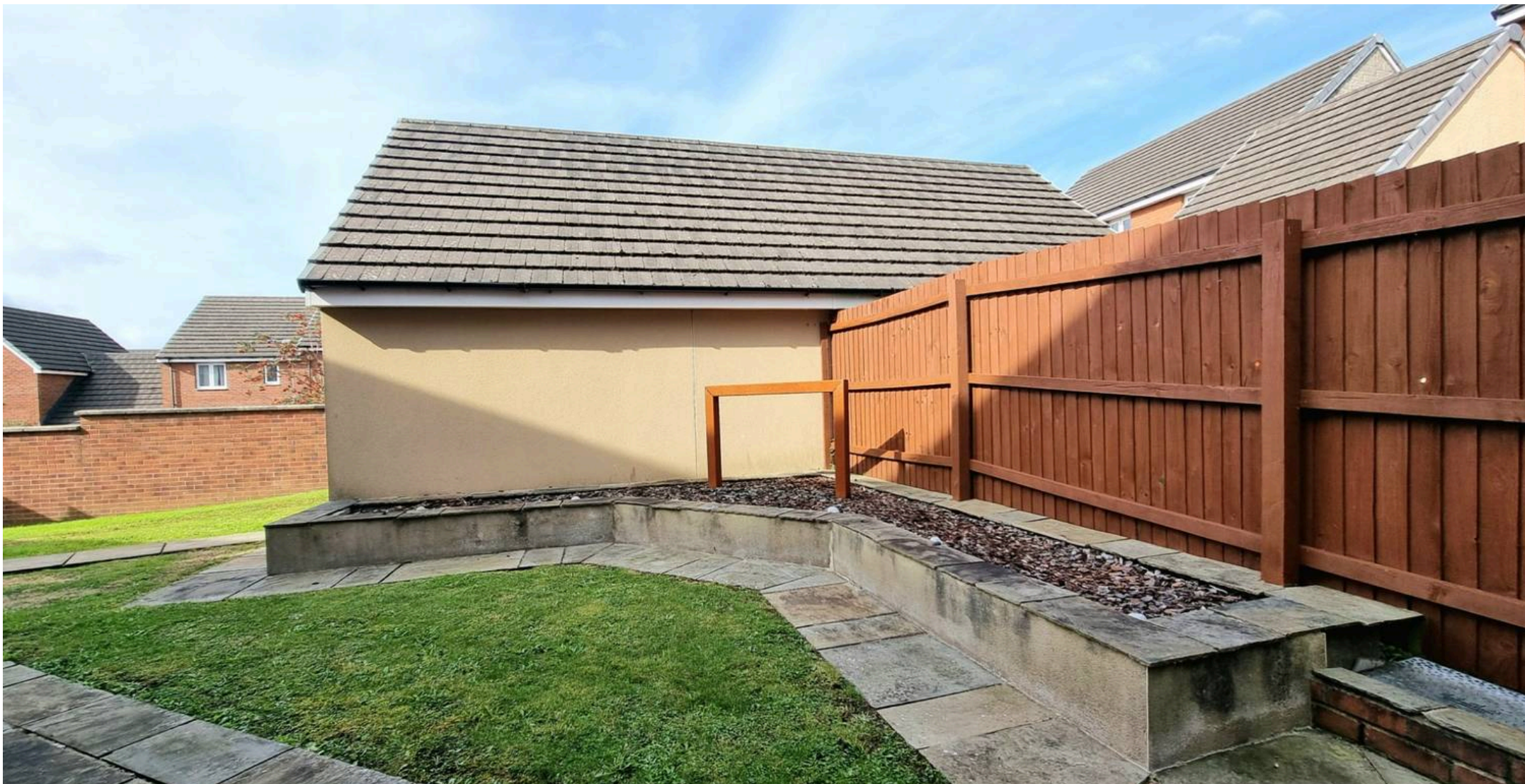
Approx 57 sq m / 615 sq ft



First Floor

Approx 59 sq m / 633 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.



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