

# HUNTERS®

HERE TO GET *you* THERE



## Parc Deri

Bridgend, CF31 5AQ

Offers Over £260,000



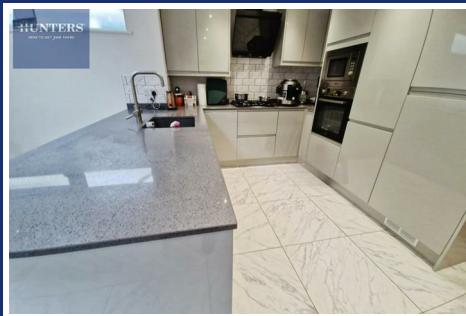
Council Tax: C



# 9 Parc Deri

Bridgend, CF31 5AQ

Offers Over £260,000



## General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

## Hallway

with tiled flooring, skinned walls and ceilings with central lighting, radiator, composite front door, window to side, doors to;

## Cloakroom

off hallway with laminate flooring, skinned walls and ceilings with central lighting, window to front, radiator, wc and hand wash basin built into vanity unit.

## Lounge

15'10" x 14'5" (4.83m x 4.39m )  
with laminate flooring, skinned walls and textured ceiling with central lighting, radiator, window to front, wood fire surround with tiled hearth & back panel, stairs to first floor,

## Kitchen

14'5" x 8'3" (4.39m x 2.51m )  
Tiled flooring, skinned walls & ceilings, spot light fittings, upright radiator, selection of base and wall units in grey gloss with compressed quartz worktops and tiled backsplash, composite sink and drainer with mixer tap, appliances to include electric oven, microwave, gas hob and electric feature hood, dishwasher and fridge freezer, open arch to dining.

## Dining

10'10" x 10'9" (3.30m x 3.28m )  
with tiled flooring, solid vaulted roof with skinned ceilings and spot lighting, French doors to rear,

## Landing

with laminate flooring, skinned walls and textured ceiling with central light fitting, attic access, wood balustrade with spindles, doors to:

## Bedroom 1

13'3" x 8'5" (4.04m x 2.57m )

With laminate flooring, skinned walls and textured ceiling with central light fittings, radiator, window to front views,

## Bedroom 2

10'8" x 8'6" (3.25m x 2.59m)

With laminate flooring, skinned walls and textured ceiling with central light fittings, radiator, window to rear views,

## Bedroom 3

10'4" x 5'9" (3.15m x 1.75m )

With laminate flooring, skinned walls and textured ceiling with central light fittings, radiator, window to front views,, storage built over stairs.

## Bathroom

6'1" x 5'9" (1.85m x 1.75m )

Laminate flooring, skinned walls and textured ceiling with central light fittings, 3 piece white suite hand basin basin into vanity and wc, bath with mixer shower and glass screen, radiator, window to rear.

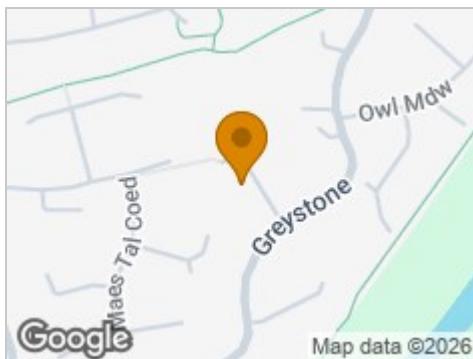
## Gardens

Open front garden with double driveway half tarmac and half block paved leading to single garage with up and over front door, power and lighting, rear entrance door to garden.

Enclosed rear gardens mostly patio. Purpose built summer house with front door and two windows, power and lighting. Rear access to garage.



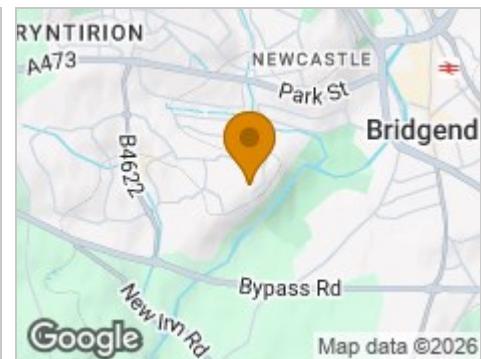
## Road Map



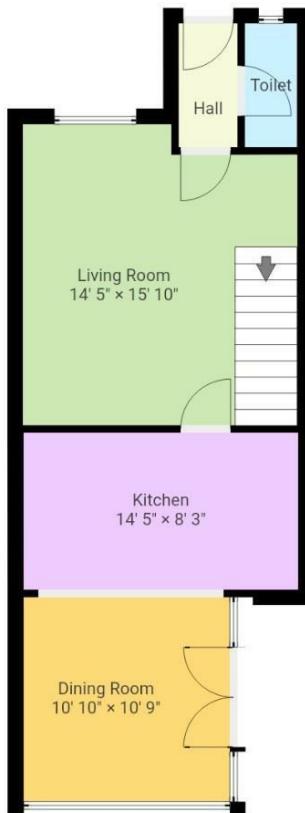
## Hybrid Map



## Terrain Map



## Floor Plan

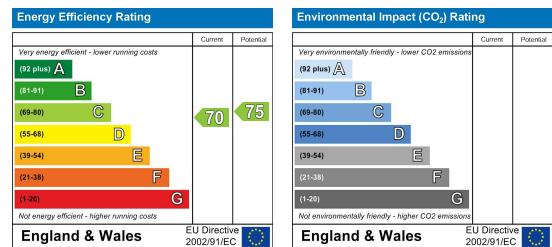


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.