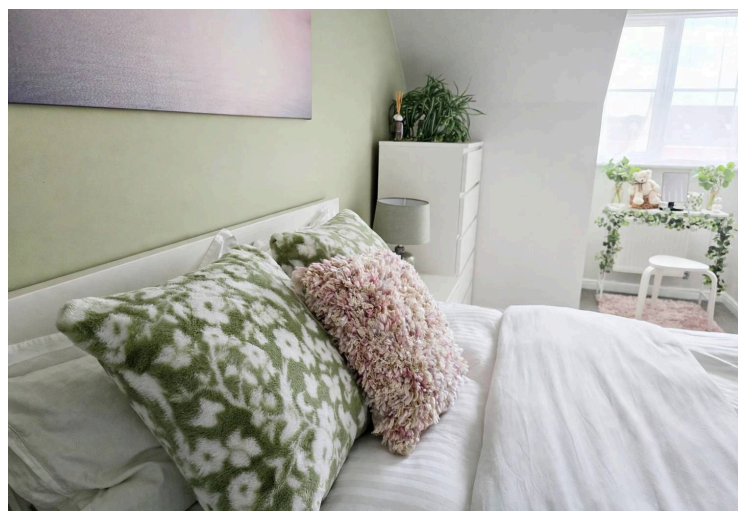




35 Clos Y Coed Castan, Coity

£235,000 Freehold

Beautifully presented 3-bed semi in Parc Derwen. Modern kitchen, lounge, en-suite, south-facing garden, driveway for 2 cars. Close to schools, shops, parks, and M4. Ideal for families.

Council Tax band: D

Tenure: Freehold

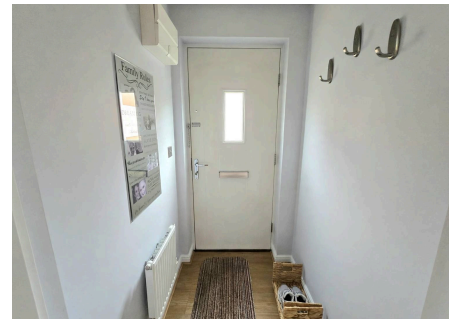
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

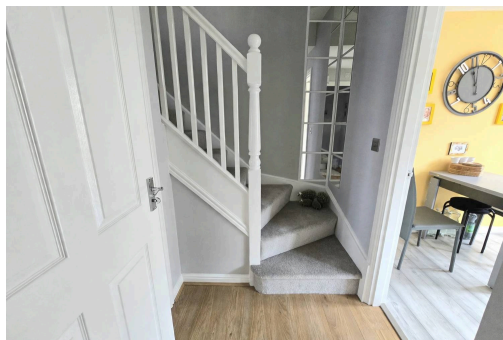
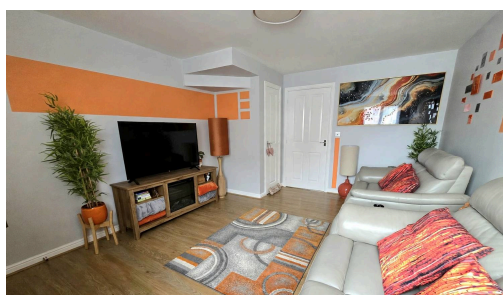
DanielMatthew
ESTATE AGENTS



Beautifully presented 3-bed semi in Parc Derwen. Modern kitchen, lounge, en-suite, south-facing garden, driveway for 2 cars. Close to schools, shops, parks, and M4. Ideal for families.



- Semi Detached Town House
- Three Double Bedrooms
- Beautifully Presented Throughout, Ready To Move Straight In
- Spacious Lounge
- Kitchen/Diner
- Cloakroom, Family Bathroom, En-Suite To Primary Bedroom
- Landscaped South Facing Rear Garden
- Driveway For Two Vehicles
- Easy Access to Bridgend Town Centre & M4 Corridor
- Sought After Location Of Parc Derwen Development, Ideal For First Time Buyers



Entrance Hallway

4' 2" x 3' 9" (1.27m x 1.14m)

Enter via Obscured composite door leading into bright and welcoming entrance hallway, plastered ceiling, plastered walls, laminate flooring, wall mounted electric consumer unit, plenty of space to hang coats and shoes., door leading into Lounge, radiator.

Lounge

14' 9" x 11' 10" (4.49m x 3.60m)

UPVC double glazed window to front aspect with electric blind to remain, plastered ceiling, plastered walls, continuation of laminate flooring, radiator, storage cupboard, door leading into Inner Hallway.

Inner Hallway

Plastered ceiling, plastered walls, continuation of laminate flooring, staircase leading into Cloakroom and Kitchen/Diner.

Cloakroom/WC

4' 4" x 3' 8" (1.32m x 1.12m)

Plastered ceiling, plastered walls, continuation of laminate flooring, two piece suite comprising low level WC and floating wash hand basin with tiled splashback, radiator.

Kitchen/Diner

11' 9" x 8' 9" (3.58m x 2.67m)

UPVC double glazed French Doors leading out onto beautifully landscaped rear garden, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, grey laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, slimline dishwasher and fridge/freezer to remain, plumbing for washing machine, wall mounted boiler, radiator, space for dining table and chairs.

Landing

Plastered ceiling, plastered walls, newly fitted carpet, radiator, staircase leading to second floor, doors leading into,

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

UPVC double glazed obscured window to side aspect, plastered ceiling, plastered walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, P-shaped bath with mixer tap, glass screen and mains overhead shower, chrome heated towel rail.

Bedroom Two

11' 10" x 10' 5" (3.60m x 3.17m)

Two UPVC double glazed windows to front aspect with electric blinds to remain, plastered ceiling, plastered walls, newly fitted carpet, radiator.

Bedroom Three

11' 11" x 8' 10" (3.64m x 2.70m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, newly fitted carpet, radiator, wardrobes to remain.

Second Landing

Plastered ceiling, plastered walls, newly fitted carpet, storage cupboard, door leading into primary bedroom.

Bedroom One

16' 8" x 8' 6" (5.07m x 2.59m)

UPVC double glazed window to front aspect, electric blind to remain, plastered ceiling with loft access, plastered walls, newly fitted carpet, radiator, door leading into En-Suite.

En-Suite

11' 1" x 5' 0" (3.38m x 1.52m)

Velux window to rear aspect, plastered ceiling, plastered walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin with tiled splashback, double shower cubicle with glass screen, panelled splashback and waterfall over head mains, chrome heated towel rail.

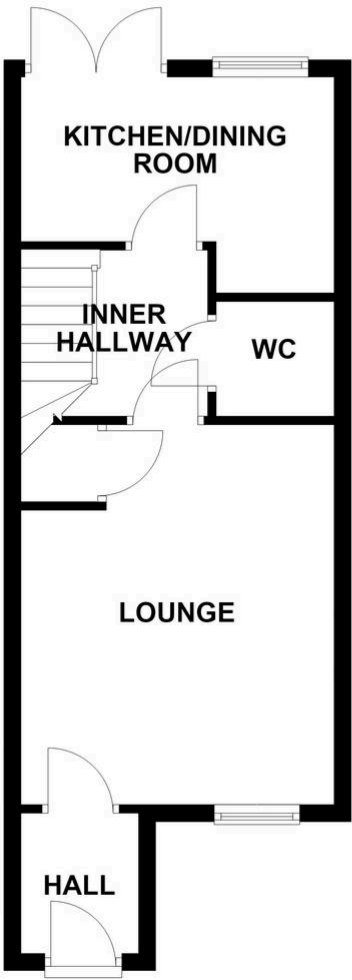


REAR GARDEN

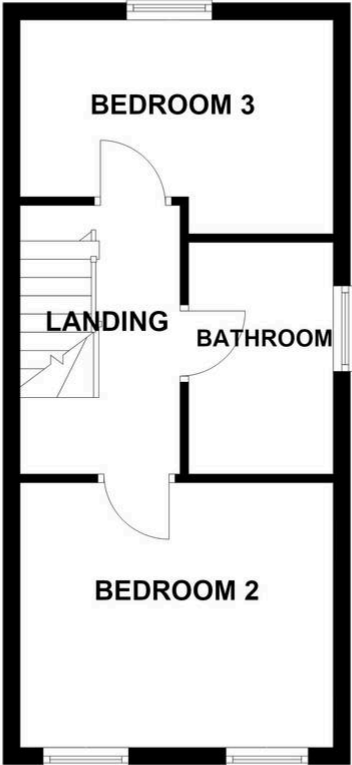
A beautifully landscaped south facing rear garden with nothing over looking you, comprising fenced boundaries, large patio area, leading to a laid to lawn section, side gate access, wooden shed to remain.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

