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12 Llys Y Fedwen
Coity,
Bridgend,
CF35 6DZ

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Asking price **£525,000**

Situated on the exclusive northern part of the Parc Derwen Estate in a pleasant cul-de-sac location is this generously proportioned, executive five bedroom detached with large gardens and integral double garage with close proximity to Junction 36 of the M4.

Executive five double bedroom detached property

Exclusive part of Parc Derwen

Three reception rooms

Integral double garage with driveway parking

Landscaped gardens

Close proximity to Junction 36 of the M4

Cul-de-sac location

Two en suites bedrooms

Viewings highly recommended





Situated on the exclusive northern part of the Parc Derwen Estate in a pleasant cul-de-sac with close proximity to Junction 36 of the M4 and local shops and amenities is this executive five double bedroom detached property presented to the highest of standards with integral double garage, two ensuites, three reception rooms and a large landscaped L-shaped rear garden.

The property is entered via a composite door into a generously proportioned hallway laid to high gloss tiled flooring, staircase rising to the first floor landing and doorways to the three reception rooms, cloakroom, utility room and kitchen/breakfast room. The lounge is a light and airy space with French doors flanked by windows overlooking the rear garden and a PVCu double glazed window to the side. The dining room is a good sized room with a PVCu double glazed window to the side. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, comprising; a 1 1/2 bowl sink unit with Swanneck mixer tap, built-in oven with four ring gas hob and complimentary extractor hood over, integrated dishwasher, space for American fridge freezer and laid to high gloss flooring. There are French doors leading out to the garden and a PVCu double glazed window to the rear. The study has a PVCu double glazed window to the front. The cloakroom has been fitted with a two-piece suite, comprising; pedestal wash handbasin and close coupled WC. There is a PVCu obscure double glazed window to the rear. The utility room has a PVCu double glazed window to rear with matching range of base units with sink unit, plumbing space for two appliances, high gloss tiled flooring and door to the integrated double garage. The double garage has plastered walls and a composite door to the rear garden. To the first floor landing there is a window to the front elevation, door to cupboard housing the hot water tank and further doorways to all five bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; bath with mixer taps and shower attachment, close coupled WC and pedestal wash handbasin. There is half height tiling to the walls and full height tiling to the wet areas,

recessed spotlights, vinyl flooring and a PVCu obscure double glazed window to the rear. Bedroom three is a generous double room with a PVCu double glazed window. Bedroom four is a double room with a PVCu double glazed window. Bedroom five is a generous double room with a PVCu obscure double glazed window. The second bedroom is a generous double room with a PVCu double glazed window to rear with an opening through to dressing area with a PVCu double glazed window to the side and doorway to ensuite. The ensuite has been fitted with a three-piece suite comprising; shower cubicle, pedestal wash handbasin and close coupled WC. There is a PVCu obscure double glazed window to the side. The master bedroom is of a very generous proportion with bespoke built-in wall-to-wall wardrobes, twin PVCu double glazed windows to front and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising; pedestal wash handbasin, close coupled WC and shower cubicle. There is half height tiling to the walls,

vinyl flooring, recessed spotlights and a PVCu window to the rear. To the front of the property is a double width driveway providing ample off-road parking and decorated gravelled area with pathway leading to the front door. To the rear and side is a large L-shaped garden landscaped into two lawns areas, bordered by sleepers with decorative gravel slate, patio seating areas and raised decking area with plenty of furniture opportunity.





Tenure

Freehold

Services

All mains services
Council Tax Band G
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From junction 36 of the M4 travel South along the dual carriageway signposted Bridgend, take the first left hand turning opposite KFC and proceed along the common to the T-junction turning right onto Heol Spencer, proceed down the hill taking the second right turning follow this road taking the first right onto Llys Y Fedwen where the property will be found in the corner on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas
hrt.uk.com

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Mid Glamorgan, CF31 1LH
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bridgend@hrt.uk.com

Energy performance certificate (EPC)

12 Llys Y Fedwen Cwm-y-fedw CF31 1LH CP25 822Z	Energy rating C	Valid until: 24 February 2034 Certificate number: 2434-5122-6300-0642-8226
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Property type: Detached house
Total floor area: 181 square metres

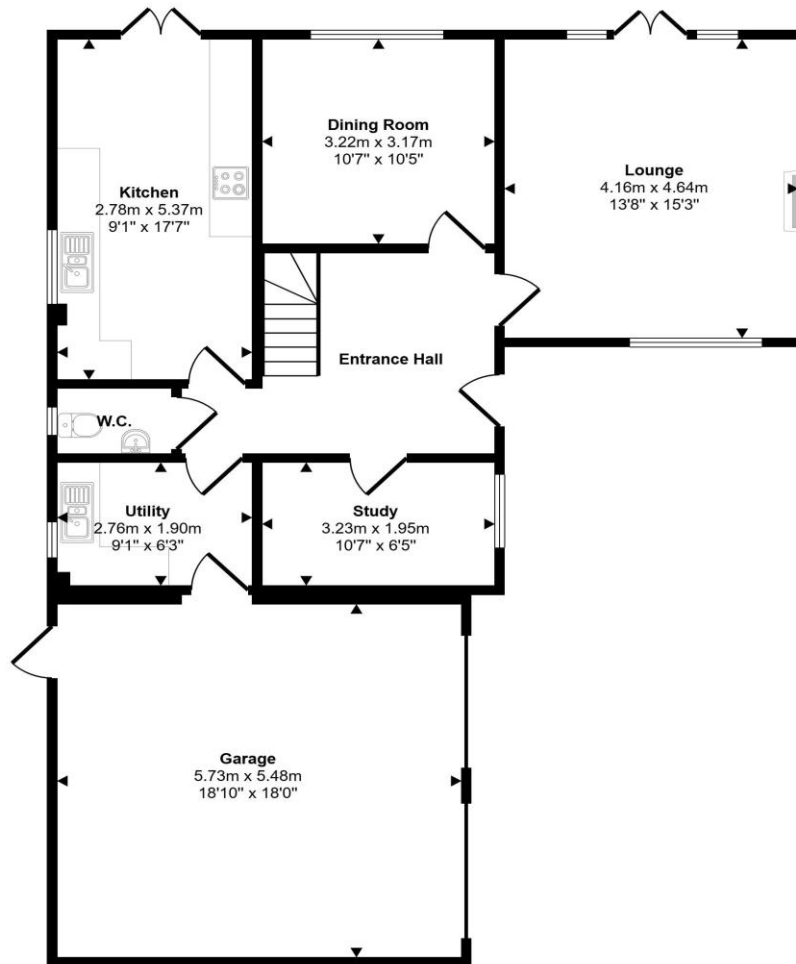
Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)
(https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)

Energy rating and score
This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

This graph shows this property's current and potential energy rating.
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 50.

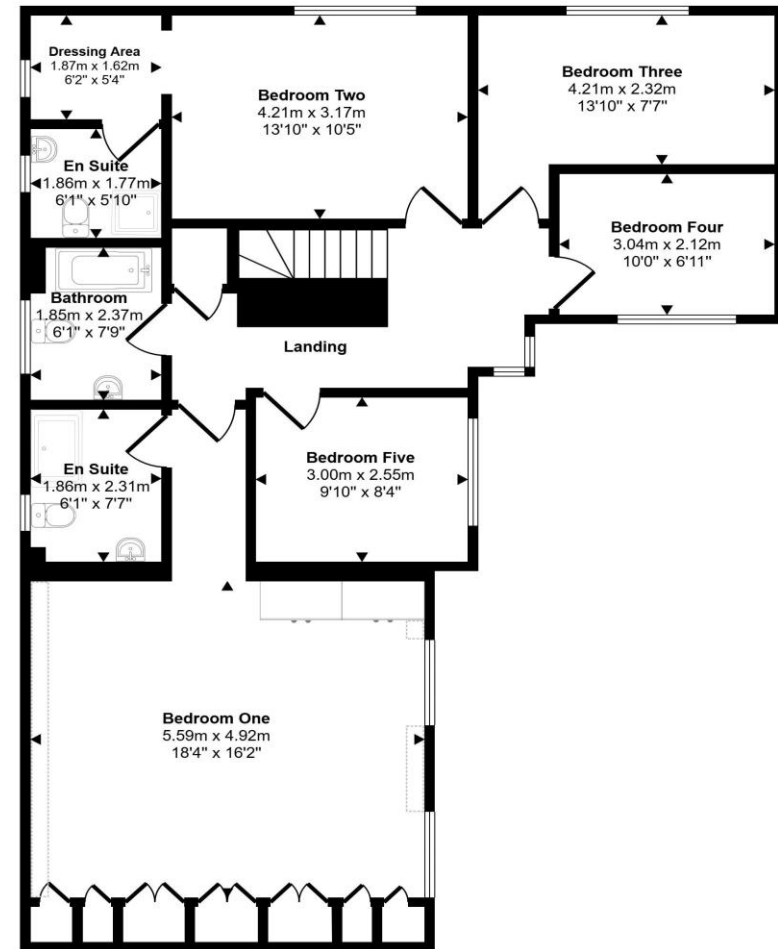


Approx Gross Internal Area
213 sq m / 2288 sq ft



Ground Floor
Approx 106 sq m / 1141 sq ft

Denotes head height below 1.5m



First Floor
Approx 107 sq m / 1147 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.

