



## 13 Clos Y Coed Castan, Bridgend, CF35 6PA

**£295,000**

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, three bedroom detached property situated in the highly sought after Parc Derwen Estate. Conveniently located within close proximity to excellent school catchments, local shops, amenities and easy access to the M4 corridor. The property briefly comprises:- entrance hallway, lounge, cloakroom, kitchen/diner and a utility room to the ground floor. Landing, a master bedroom with it's own en-suite shower room, two additional bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, two allocated parking spaces as well as an east facing, enclosed rear garden with artificial turf and patio areas. This property is the perfect transition property from your smaller first home to your newest adventure!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = B.

Council Tax Band = D.



## Ground Floor

### Entrance Hallway



Entry via a composite front door, skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, uPVC double glazed window to the side, three doors off:-

### Lounge 12'10" x 12'2" (3.93 x 3.71)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

### Cloakroom 5'3" x 2'11" (1.61 x 0.89)



Skimmed ceiling, tiled walls, tiled flooring, chrome heated towel rail, two piece suite comprising a vanity wash hand basin and a low level W.C. with concealed cistern.

### Kitchen / Diner 18'0" x 9'3" (5.51 x 2.84)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated appliances to include an electric oven and gas hob with extractor hood above, space and plumbing for a dishwasher, ample space for a dining table, uPVC double glazed window to the rear, uPVC double glazed French doors to the rear providing access into the rear garden, door into:-

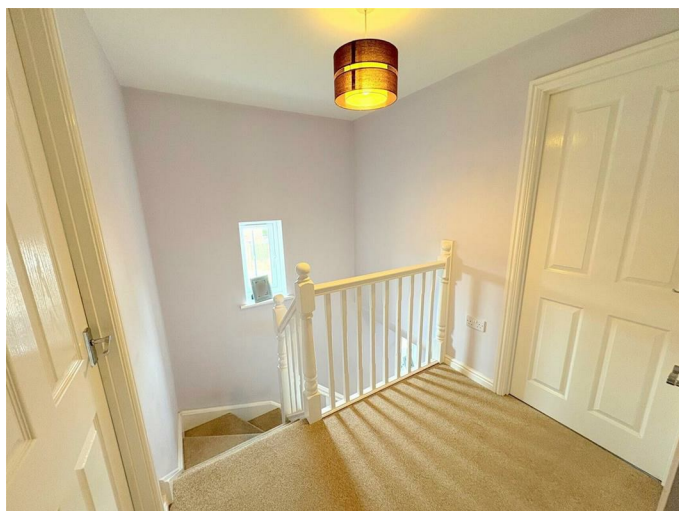
Utility Room 5'8" x 5'4" (1.75 x 1.63)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, a range of base units with a complementary work surface, space and plumbing for a washing machine and tumble dryer, wall mounted gas combination boiler, storage cupboard, uPVC double glazed door to the side providing access into the rear garden.

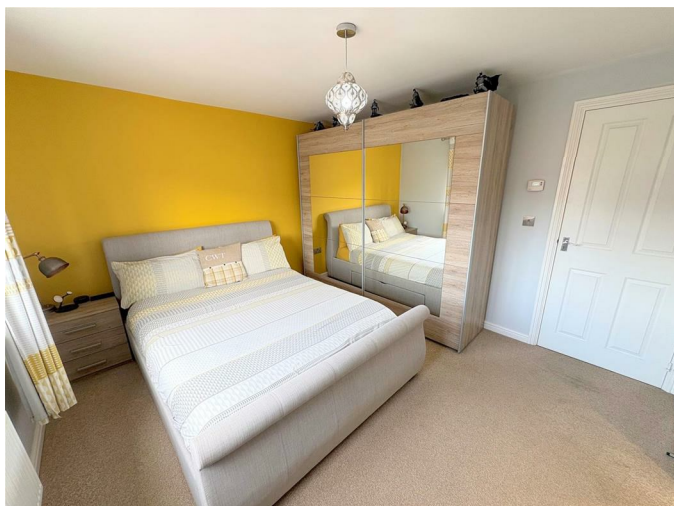
First Floor

Landing



Skimmed ceiling, skimmed walls, fitted carpet, airing cupboard, four doors off:-

Bedroom One 12'11" x 10'8" (3.94 x 3.27)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted mirrored sliding door wardrobes, uPVC double glazed window to the front, door into:-

En-suite Shower Room 5'9" x 5'2" (1.76 x 1.58)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a shower cubicle with chrome dual shower heads, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the front.



### Bedroom Two 9'6" x 9'3" (2.90 x 2.82)



Skimmed ceiling, skimmed walls with papered feature wall, fitted carpet, radiator, uPVC double glazed window to the rear.

### Bedroom Three 9'5" x 8'5" (2.89 x 2.58)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

### Family Bathroom 6'9" x 5'6" (2.06 x 1.68)



Skimmed ceiling, tiled walls, tiled flooring, chrome

heated towel rail, three piece suite comprising a panel bath with chrome dual shower heads over and a glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

### Outside

#### Front Entrance



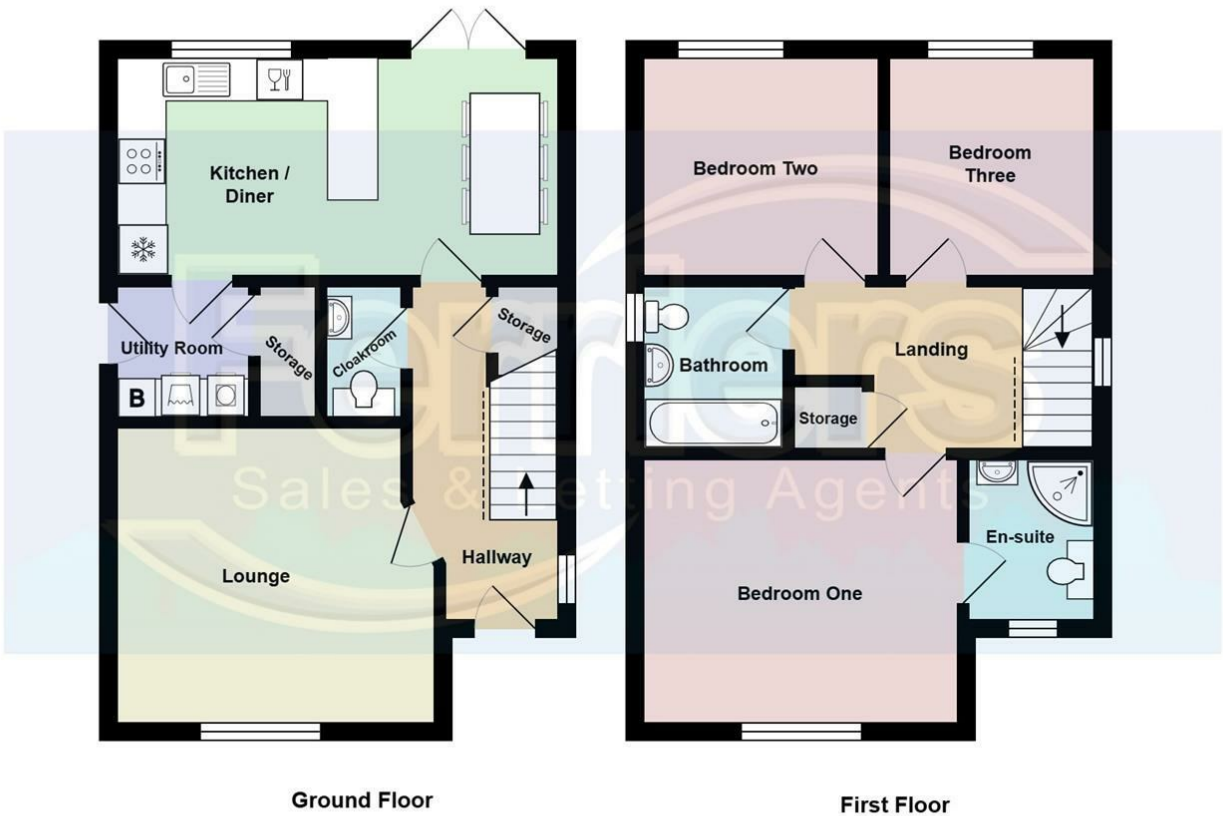
Small patch of artificial turf to the front of the property, paved pathway leading to the property entrance.

#### Rear Garden

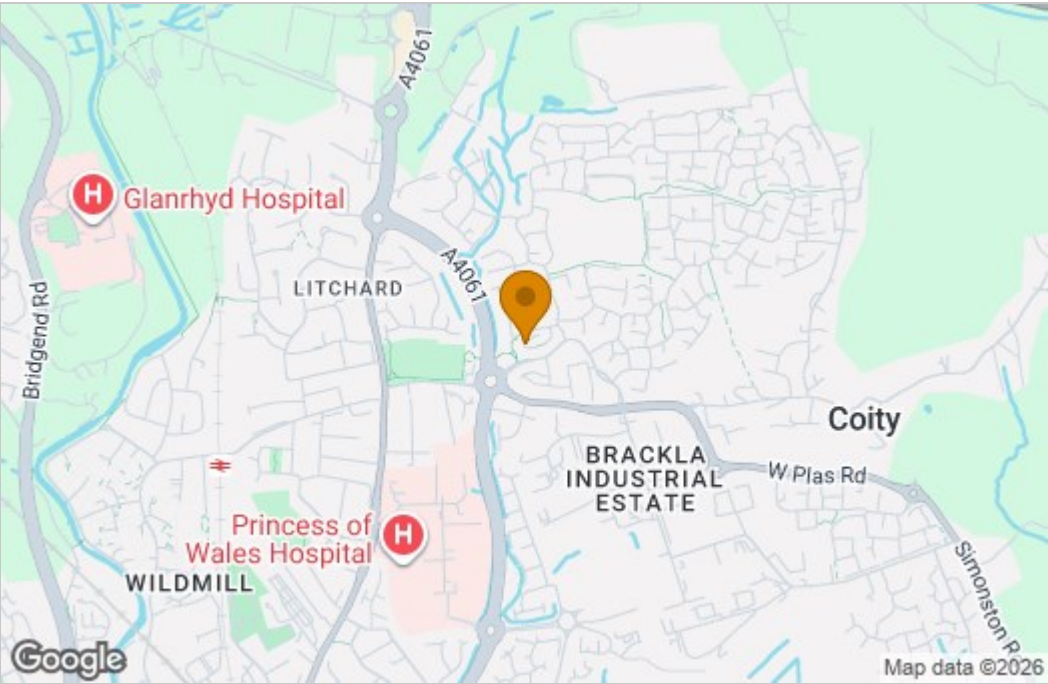


An east facing garden which has an area laid to patio, one step up to a further area laid with artificial turf, further area at the rear of the garden laid to patio, bordered with block walls, wooden pedestrian gate to the side providing side access where there are two allocated parking spaces which belong to the property.

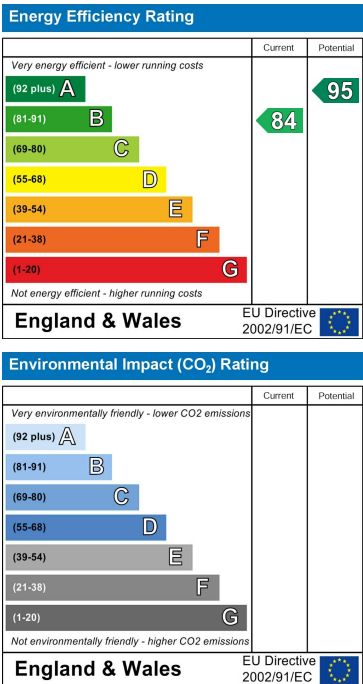
Floor Plan



Area Map



Energy Efficiency Graph



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