



17 Llys Y Brwyn, Parc Derwen
Coity, Bridgend, CF35 6FW



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£209,950 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market a spacious semi-detached, three-bedroom town house situated off Heol Spencer offering easy access to Coity Village, local amenities and road and rail links. The accommodation comprises; entrance hall, kitchen/breakfast room, ground floor WC, & lounge/diner. First floor landing, two double bedrooms and a family bathroom. Second floor landing, master bedroom with en-suite shower room. Externally the property occupies a corner plot offering one parking space and a detached single garage. Further offering a forecourt front garden and rear tiered landscaped garden. EPC Rating "C."

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 22.2 miles
- M4 (J36) 1.9 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed composite door into entrance hallway offering a half turn carpeted staircase to first floor landing and ceramic high gloss floor tiles.

The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces and upstands. Integral 'Electrolux' appliances to remain include; electric oven with 4-ring gas hob and extractor fan above. Space and plumbing is available for a freestanding washing machine and fridge freezer. Further features include a uPVC window to the front elevation and continuation of ceramic high gloss floor tiles.

The lounge/diner is a spacious reception room featuring uPVC French doors with side panels adjacent leading out to the rear patio, a uPVC window to the side elevation, carpeted flooring and a built-in under stairs cupboard. Further offering ample space for freestanding living and dining furniture.

The ground floor WC has been fitted with a 2-piece white suite comprising; low level dual flush WC and pedestal sink. Further benefitting from continuation of ceramic high gloss floor tiles and tiled splashback.

FIRST FLOOR

The first floor landing offers carpeted flooring and a carpeted staircase leading to the second floor landing with a built-in storage cupboard.

Bedroom two is a spacious double bedroom with two uPVC windows to the rear elevation enjoying elevated views across the development and beyond. Further offering carpeted flooring, built-in double wardrobes and ample space for freestanding furniture.

Bedroom three is a further double bedroom with dual aspect uPVC window to the side and front elevations and carpeted flooring.

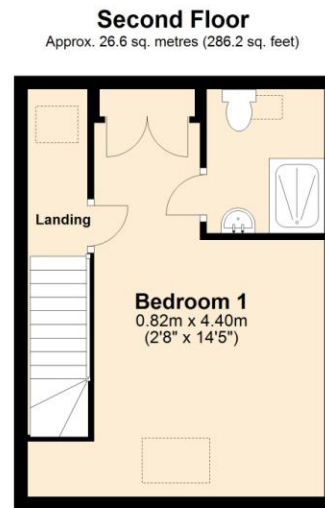
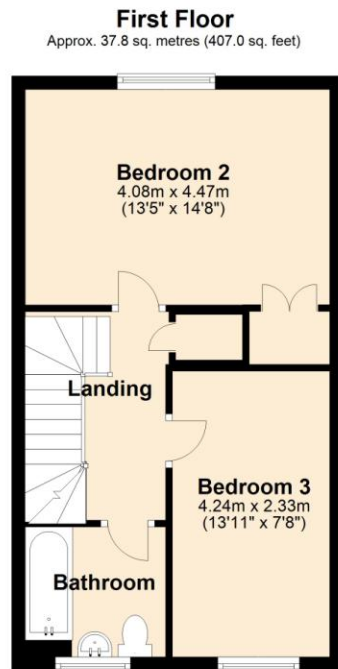
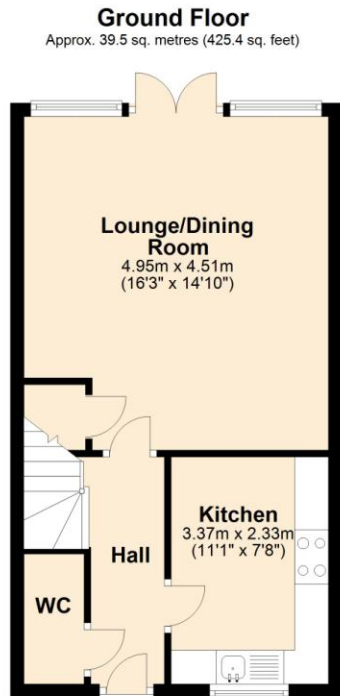
The family bathroom has been fitted with a 3-piece white suite comprising; low level dual flush WC, pedestal sink and panelled bath with shower over. Further features include vinyl flooring and a uPVC obscured glazed window to the front elevation.

SECOND FLOOR

The second floor landing offers carpeted flooring and Velux window.

The master bedroom is a sizeable double bedroom with built-in bedroom furniture including double wardrobes and chest of drawers. Further features include carpeted flooring, a uPVC window to the front elevation and built-in eaves cupboard. Leading into an en-suite shower room fitted with a low level WC, pedestal sink and walk-in shower cubicle. Further features include Velux window, vinyl flooring and partially tiled to walls.





Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

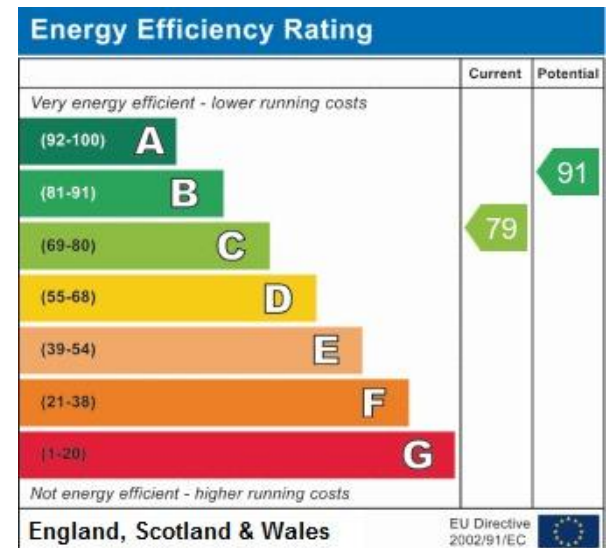
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GARDENS AND GROUNDS

To the front of the property is a landscaped forecourt garden consisting of both gravelled and aggregate laid borders. Situated on a corner plot the boundary of the property extends to the side of the property leading to a detached single garage with manual up and over door with full electrical services and a parking space adjacent. Accessed via a timber garden gate is the enclosed south facing tiered rear garden. The garden comprises of an elevated patio area enjoying a southerly private outlook with picket fencing, steps lead down to a raised turfed garden beyond which is a gravelled border and a side gravelled patio area. The low maintenance garden is enclosed by surrounding brick-built walls and timber featheredged fencing.

SERVICES AND TENURE

All mains services connected. Freehold.



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