



9 Lon Yr Helyg, Parc Derwen  
Coity, Bridgend, CF35 6DD





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£319,950 Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to offer to the market this four bedroom detached modern home located in the popular residential development of Parc Derwen in Coity. An ideal family home occupying a corner plot position. Within close proximity to J36 of the M4 and McArthur Glen Retail Outlet. Accommodation comprises; entrance hallway, bay fronted lounge, WC, modern fitted kitchen/dining room with appliances, utility room and a conservatory. First floor landing, master bedroom with en-suite shower room, three further bedrooms and a 3-piece family bathroom. Externally enjoying off-road parking for two vehicles leading into a single garage and superb sized landscaped rear garden.

EPC Rating 'C.'

- Bridgend Town Centre 1.8 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 1.6 miles

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite glazed door into the welcoming entrance hallway offering a carpeted staircase to the first floor landing, recessed ceiling spotlights, high gloss tiled flooring and an under stairs storage cupboard. Leading into a 2-piece WC/doorroom.

The lounge is a generous sized bay fronted reception room offering wood laminate flooring and ample space for soft furnishings. Towards the rear of the property lies the kitchen/dining room which has been fitted with a range of 'farmhouse cream' shaker style wall and base units with complimentary wood butchers block effect laminate work surfaces. A range of integral appliances to remain include; 4-ring gas hob with extractor hood over, double oven with grill, integral fridge freezer and a dishwasher. Further benefiting from a one and a half high gloss black stainless acrylic sink unit with mixer tap, a uPVC window, continuation of high gloss floor tiles and ample space for a dining table and chairs.

A courtyard door leads into the utility room which houses the 'ideal' combi boiler and benefits from additional work surface space, storage cupboard and integral washing machine and a uPVC window to the side elevation.

Double French doors from the kitchen/dining room lead into the conservatory which is of uPVC construction with a glass roof. A superb size with uPVC French doors providing access out onto the rear decking area, an additional versatile reception room with ceiling fan light, roof blinds to remain and an electric wall mounted heater.

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### FIRST FLOOR

The first floor landing provides a loft hatch giving access to the loft space, a uPVC window to the side elevation and an airing cupboard housing the hot water tank.

The master bedroom is a spacious double room providing wood laminate flooring, a uPVC window to the front elevation and leads into a 3-piece en-suite shower room benefitting from a fully tiled double shower enclosure, wash hand basin, WC and a window to side elevation.

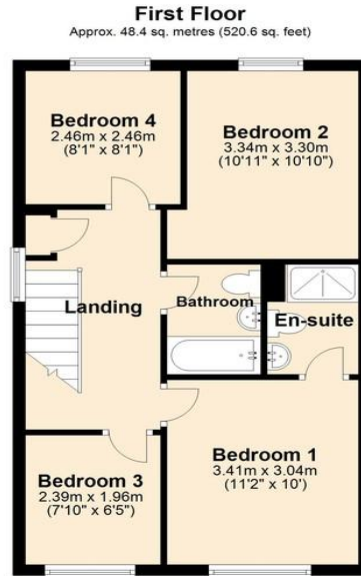
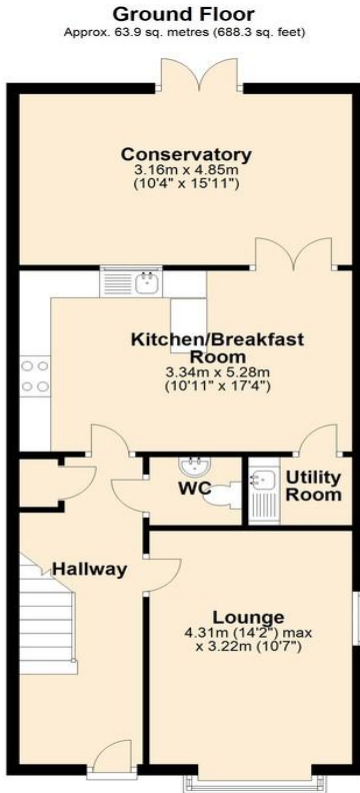
Bedroom two is a further double room neutrally decorated with ample space for free standing bedroom furniture.

Bedrooms three and four are comfortable single rooms neutrally decorated with wood laminate flooring.

The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with tiled splashback area, WC and wash hand basin and anti-slip flooring.

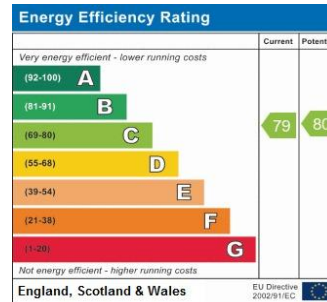
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Total area: approx. 112.3 sq. metres (1208.9 sq. feet)

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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

## GARDENS AND GROUNDS

No.9 is approached off a quiet street onto a tarmac driveway providing off-road parking for two vehicles and leads into a single garage with up and over door and a courtesy gate leads into the rear of the property.

The front garden is laid to stone chippings with a footpath to front door.

To the rear of the property lies a generous sized south facing garden occupying a corner plot position with a sizeable decking area ideal for garden furniture leading on to a lawned area, additional chipping section and raised decking area ideal for sun loungers. Wood steps lead down on to a chipping section which is ideal for recycling/bins and a footpath leads around to the side of the property with a courtesy door provided into the single garage.

## SERVICES AND TENURE

All mains services connected. Freehold.



## Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

## Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

## Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

## London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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