



4 Gelli Goch, Parc Derwen  
Coity, CF35 6AW





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**£369,950** Freehold

### 5 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to present to the market this beautifully presented five bedroom family home located in the sought after Parc Derwen development in Coity. Within close proximity to J36 of the M4 and walking distance to Coity Primary School and Coity castle ruins. Accommodation comprises; entrance hallway, lounge, open plan kitchen/diner/living & WC. First floor landing, master bedroom with en-suite shower room, two further double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway leading into an integral garage with landscaped front and rear gardens. EPC rating 'C.'

- Bridgend Town Centre 1.9 miles
- Cardiff City Centre 22.6 miles
- M4 (J36) 1.8 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering tiled flooring, a carpeted staircase to the first floor landing, an under-stairs WC/dockroom and a cupboard for storage.

The lounge is a light and airy reception room offering carpeted flooring, a uPVC window to the front elevation and space for free standing furniture.

To the heart of the home lies the open-plan kitchen/dining/living area which has been fitted with a range of soft dose wood effect wall and base units with co-ordinating work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob with extractor fan over and a built-in fridge/freezer. Further features include laminate flooring, a one and a half stainless steel sink unit and a uPVC window to the rear elevation. Space and plumbing has been provided for white goods and for a dishwasher.

The dining/living area offers a continuation of laminate flooring, two uPVC French doors providing access to the rear garden and space for a dining table and chair and a sofa.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a loft hatch giving access to loft space and a cupboard for storage.

The master bedroom is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for wardrobes.

Leading into a 3-piece en-suite shower room offering; walk-in shower cubicle with tiled splashback, wash hand basin and WC. Further features include vinyl flooring, partly tiled walls and an obscure uPVC window to the front elevation.

Bedroom two is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and an over stairs storage cupboard.

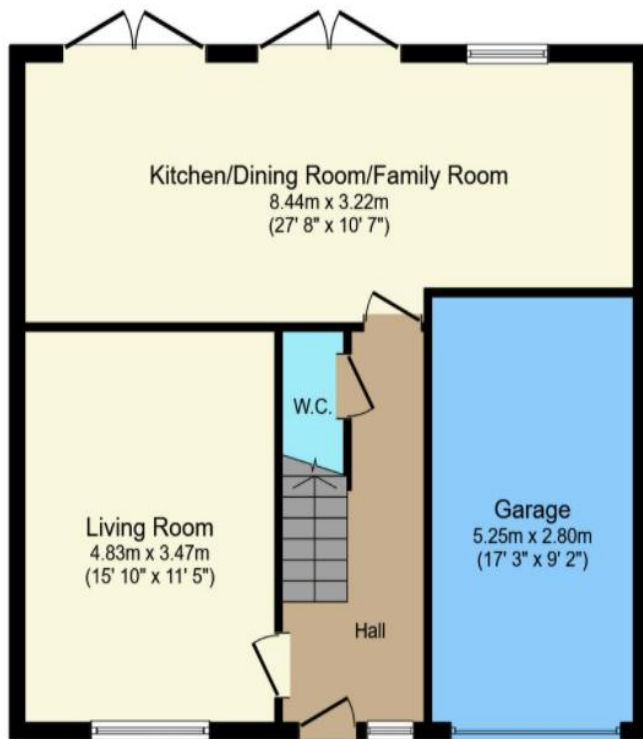
Bedroom three is a sizeable double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for furniture.

Bedroom four is a further double bedroom offering carpeted flooring, space for free standing furniture and a uPVC window to the rear elevation.

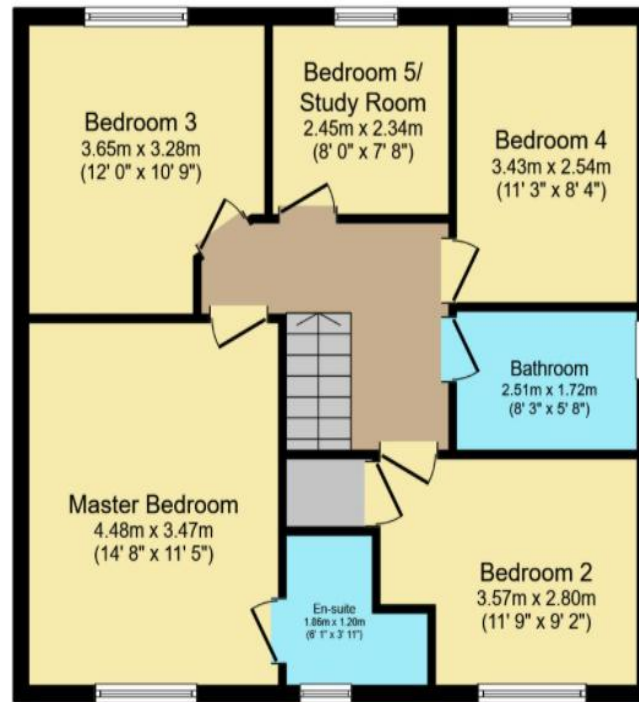
Bedroom five is a single comfortable bedroom offering carpeted flooring and a uPVC window to the rear elevation.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC. Further features include vinyl flooring, partly tiled walls and an obscure uPVC window to the side elevation.





**Ground Floor**



**First Floor**

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 & GROUNDS

No. 4 is accessed via a cul-de-sac onto a private driveway leading into an integral garage which offers full power supply and houses the combi boiler. The front garden offers stone chipping boards and a courtesy wooden gate provides access to the rear garden.

To the rear of the property lies a tiered landscaped garden with a raised enclosed area enjoying AstroTurf area ideal for 'Alfresco' dining and entertaining. A pathway leads to stone chippings which slopes down to additional AstroTurf area surrounded by planted boards and enclosed by feather edged fencing. The garden further offers a garden shed.

## SERVICES & TENURE

All mains connected. Freehold.



| Energy Efficiency Rating                                            |         |           |
|---------------------------------------------------------------------|---------|-----------|
|                                                                     | Current | Potential |
| Very energy efficient - lower running costs                         |         |           |
| (92-100) <b>A</b>                                                   |         | 93        |
| (81-91) <b>B</b>                                                    | 84      |           |
| (69-80) <b>C</b>                                                    |         |           |
| (55-68) <b>D</b>                                                    |         |           |
| (39-54) <b>E</b>                                                    |         |           |
| (21-38) <b>F</b>                                                    |         |           |
| (1-20) <b>G</b>                                                     |         |           |
| Not energy efficient - higher running costs                         |         |           |
| England, Scotland & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |



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