



4 Tal Wen, Parc Derwen
Coity, Bridgend, CF35 6JY

WATTS & MORGAN 160 YEARS



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£425,000 Freehold

5 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this superb five bedroom detached executive-style family home, located within the sought after Parc Derwen development in Coity. Built by Charles Church in 2018, a 'Marleybone' design which has been fully modernised throughout. Less than one mile drive to Bridgend Town Centre and J36 of the M4.

Accommodation comprises; entrance hallway with WC, opening into a formal dining room, spacious lounge, superb kitchen/breakfast/family room with utility and French doors to rear. First floor landing, master bedroom with contemporary shower room, three further double bedrooms, a single bedroom and newly fitted 4-piece family bathroom. Externally enjoying low maintenance landscaped front and rear gardens with porcelain patios & outdoor gas fire; off-road parking for several vehicles leading to a larger than average garage/gym/home office. EPC Rating; B.

- Bridgend Town Centre 1.9 miles
- Cardiff City Centre 21.9 miles
- M4 (J36) 1.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into the welcoming hallway offering a carpeted staircase to first floor landing with understairs storage cupboard and herringbone Karndean flooring and opens into the formal dining room with uPVC window to the front elevation. Also offering a 2-piece cloakroom/WC.

The lounge is a spacious reception room offering a uPVC window to the front elevation, continuation of herringbone Karndean flooring and ample space for soft furnishings.

The superb kitchen/breakfast/family Room spans the width of the property and is a great entertaining space. The kitchen has been fitted with a 'Sigma-3' two tone shaker style kitchen with 'Quartz' work surface, upstands, splashback and sill and a co-ordinating central island with storage beneath and breakfast bar with space for high stools. A range of integral 'Neff' appliances to remain include; 5-ring gas hob, touch screen extractor hood, microwave, grill and double oven, wine cooler and fridge freezer. Further benefitting from; an inset 'Blanco' sink with integral food waste disposer, 'Quooker' instant hot water tap, French doors with perfectly fit inset blinds leading out onto the rear patio and opens into the family room.

The family room enjoys a central inset electric fire with alcove for wall mounted TV, marble-effect high gloss floor tiles and a further set of French doors leading to the garden.

The utility room houses the combi boiler and provides plumbing for two appliances.

FIRST FLOOR

The first floor landing houses the airing cupboard which provides shelving for laundry, a loft hatch giving access and carpeted flooring.

The master bedroom is sizeable double room with alcove for freestanding fitted wardrobes and two uPVC windows present to the front elevation with views over greenery/play park. Leading into a fully tiled contemporary 3-piece shower room comprising; walk-in double shower with glass screen, wall mounted wash-hand basin with vanity unit, touch screen mirror and WC. Further features include tiled flooring and a chrome heated towel rail. Three further double bedrooms with alcove for freestanding wardrobes, uPVC windows and cream fitted carpeted flooring.

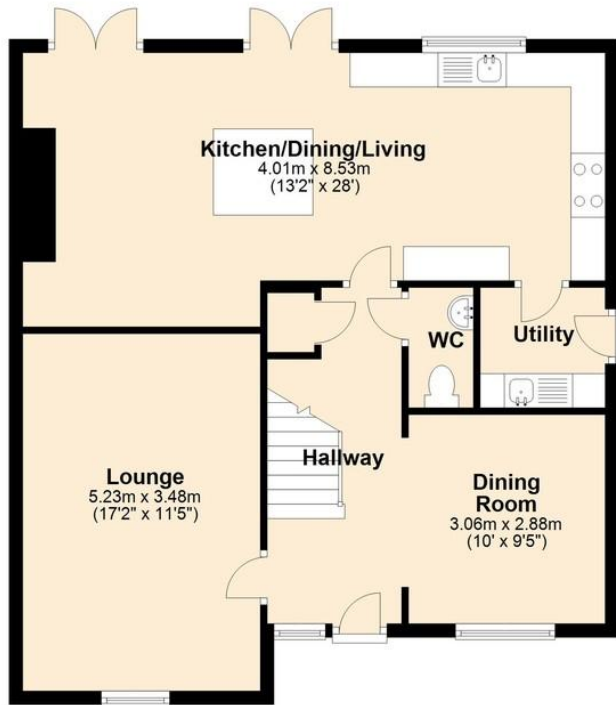
Bedroom Five currently utilised as a walk-in dressing room is a comfortable single room neutrally decorated with a uPVC window to the rear and carpeted flooring.

The family bathroom has been newly fitted with a 4-piece suite comprising; tiled dual ended bath with mixer tap, walk-in double shower enclosure with additional hand-held waterfall shower over and sliding glass screen, wash-hand basin set within a dual vanity unit and WC. Further features include high gloss tiled walls, flooring and a uPVC window to the side elevation.



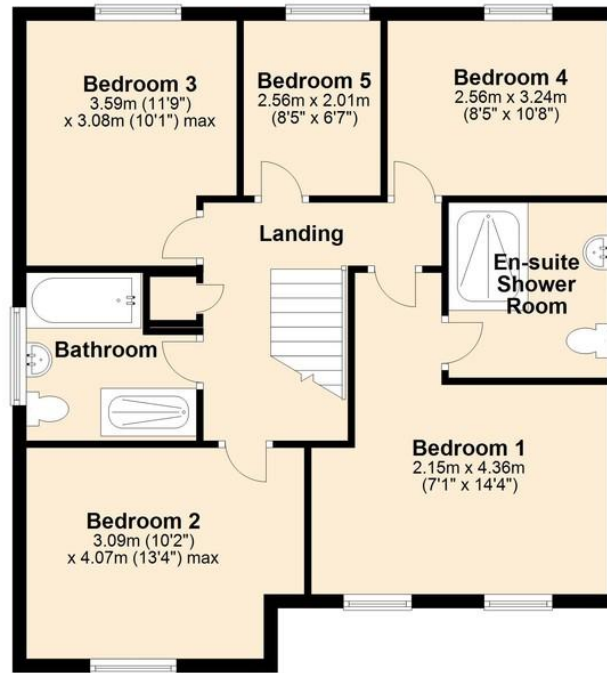
Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



First Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



Total area: approx. 149.4 sq. metres (1608.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GARDENS AND GROUNDS

No.4 is approached off a shared driveway of only two other properties leading onto a private tarmac driveway with off-road parking for several vehicles and leads into a detached garage/gym. The garage has been converted into a gym/entertainment room with patio doors, full power supply, underfloor heating, a loft access with pull-down ladder and boards for eaves storage space. The front garden offers a low maintenance space laid to astro turf and a porcelain patio area bounded by mature shrubs, cherry laurels and tall trees which wraps around to the side of the property with a courtesy gate. The rear garden is an impressive landscaped sunny space for entertaining offering a good-sized porcelain patio area which is ideal for outdoor furniture. A courtesy door leads into the gym and porcelain steps lead up onto a raised astro turf section with mature borders, established shrubs and hedgerow. Enclosed by cedar wood fencing with full lighting, a wonderful place to sit and enjoy a summers evening.

SERVICES AND TENURE

All mains services connected. Freehold.

NOTES

The property is fully alarmed.

All blinds to remain.





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