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62 Llys Ceirios, Parc Derwen,  
Coity, Bridgend, CF35 6QB

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£259,950 Freehold

### 3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

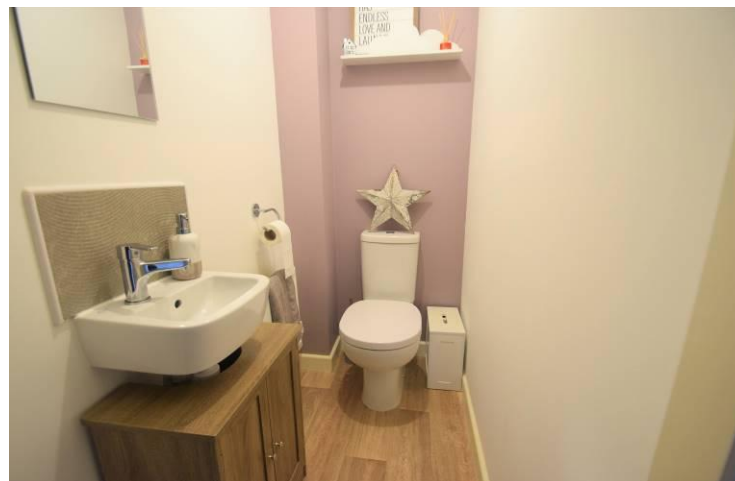
Watts & Morgan are pleased to offer to the market this three bedroom spacious detached property located in the popular Parc Derwen Development in Coity. A 'Chatsworth' design built by Persimmon Homes in January 2020. Less than one mile to J36 of the M4, McArthur Glen Retail Outlet and Bridgend Town Centre. Accommodation comprises; entrance porch, lounge, inner hallway with cloakroom/WC, and a modern fitted kitchen/dining room with French doors to rear. First floor landing, master bedroom with en-suite shower room, two further good-sized bedrooms and a 3-piece family bathroom. Externally offering a spacious plot with a lawned rear garden and garage and off road parking for three vehicles leading to a single integral garage. EPC RATING; B.

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 24.1 miles
- M4 (J36) 0.6 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite glazed door into the entrance porch which leads into the lounge; a generous sized neutrally decorated reception room offering a uPVC window to the front aspect and carpeted flooring.

An inner hallway provides a carpeted staircase to the first-floor landing and leads into a 2-piece modern cloakroom/WC.

A glazed courtesy door opens into the kitchen/dining room. The kitchen has been fitted with a range of white matt wall and base units with 'Butchers Block' effect work surfaces and upstands. Integral appliances to remain to include; 4-ring gas hob with oven/grill and pull-out extractor hood. Plumbing is provided for two appliances along with space for a tall freestanding fridge freezer. One cupboard houses the 'Ideal' gas combi boiler. Further benefitting from; a one and a half stainless steel sink unit and a uPVC window overlooking the rear garden. To the dining area, ample space is provided for dining furniture with wood-effect vinyl flooring, alcove for under-stairs storage and uPVC French doors provide access out to the rear garden.

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### FIRST FLOOR

The first-floor landing provides a uPVC window, large storage cupboard and a loft hatch gives access to the loft space.

The master bedroom is a generous sized double bedroom with space for free standing bedroom furniture. Benefitting from two uPVC windows to the front aspect and grey carpeted flooring. A courtesy door leads into a 3-piece ensuite shower room offering a double shower enclosure with fully tiled walls, wash hand basin and WC.

Bedroom two is another double bedroom currently occupied as a home office with a uPVC window overlooking the rear garden and carpeted flooring.

Bedroom three is utilised as a dressing room - a comfortable single room with space for free standing single wardrobe and uPVC window to rear aspect.

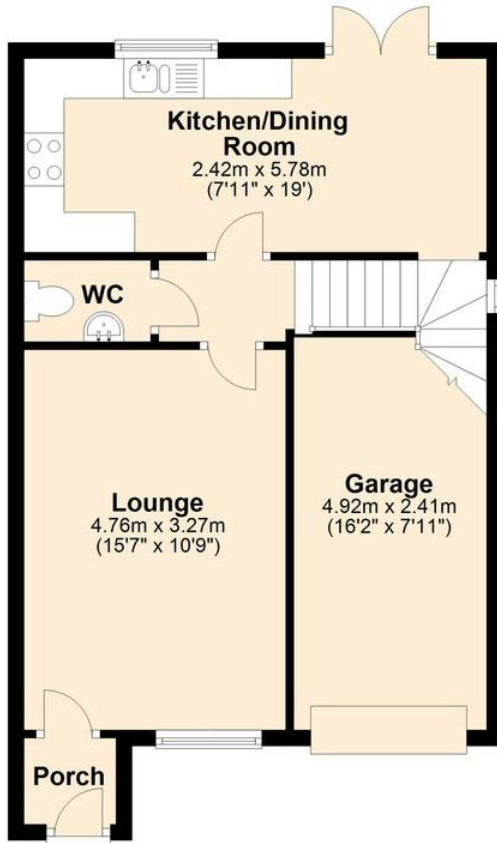
The family bathroom has been fitted with a modern 3-piece white suite comprising; panelled bath with half tiled walls, wash hand basin and WC; with uPVC opaque window to side and a heated towel rail.

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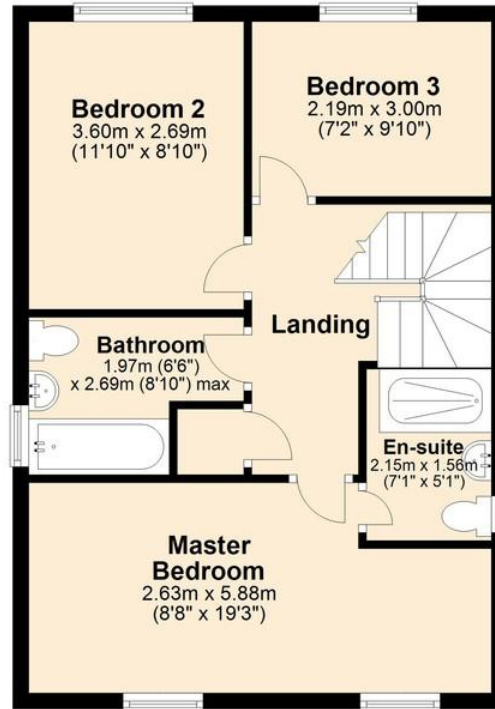
## Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 98.4 sq. metres (1059.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(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		EU Directive 2002/91/EC	

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. 62 is approached off the cul-de-sac onto the tarmac driveway which provides off-road parking for three vehicles side by side in front of a single integral garage with traditional up-and-over door; and full power supply. A courtesy gate leads to rear garden.

To the rear of the property lies a majority lawned garden which is fully enclosed via close board fencing offering a generous plot with additional side grassed area - ideal for outdoor furniture. Additional side storage for recycling/storage bins and outside water tap.

## SERVICES & TENURE

All mains connected. Freehold.







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