



7 Trem Gwlad Yr Haf, Parc Derwen,  
Coity, Bridgend, CF35 6HG

**WATTS &  
MORGAN** 150  
YEARS

# 7 Trem Gwlad Yr Haf, Parc Derwen, Coity, Bridgend, CF35 6HG

**£199,950** Freehold

**3 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to offer to the market this three bedroom mid-terrace property located within the popular Parc Derwen development in Coity, Bridgend. Built by Persimmon Homes in 2016; an ideal first time purchase. Less than one mile to McArthur Glen Retail Outlet, Princess of Wales Hospital and Bridgend Town Centre. Accommodation comprises; entrance hallway with cloakroom/WC, open plan living accommodation with kitchen/lounge/dining room. First floor landing, bedroom one with en-suite, two further bedrooms and a 3-piece family bathroom. Externally providing lawned front and rear gardens, off-road parking and single garage to rear.

No ongoing chain. EPC Rating; 'B'.

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 0.5 miles



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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite glazed door into the hallway providing a carpeted staircase to first floor landing and leads into a modern 2-piece cloakroom/WC.

The open plan living accommodation offers a fitted kitchen providing a range of matt white wall and base units with chrome handles and complementary laminate work surfaces. A range of integral appliances to remain include; 'Electrolux' 4-ring gas hob with oven/grill and extractor hood over. Plumbing is provided for two appliances and space for a tall freestanding fridge/freezer. The 'Ideal' combi boiler is located here. Further benefiting from; a stainless steel sink unit, uPVC window to front aspect and laminate flooring.

Opening into the lounge which offers uPVC French doors leading out onto the rear garden and a large understairs storage cupboard with shelving.

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### FIRST FLOOR

The first floor landing provides a loft hatch which gives access to the loft space and on offer is a good size overstairs storage cupboard. Bedroom one is a good size double room with ample space for freestanding wardrobes; uPVC window to front aspect and leads into a modern 3-piece en-suite shower room.

Bedrooms two and three are both neutrally decorated with uPVC window to rear of the property.

The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with tiled splash back, wash hand basin, WC and vinyl flooring.

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### GARDENS AND GROUNDS

No.7 is approached off Trem Gwlad Yr Haf onto a stepped footpath to front door with a predominantly laid to lawn frontage.

The fully enclosed rear garden provides a lawned area with footpath leading to rear timber gate which provides access onto the rear parking area and single garage.

The single garage (accessed to rear of property) has a manual up and over door with allocated parking directly in-front for one vehicle.

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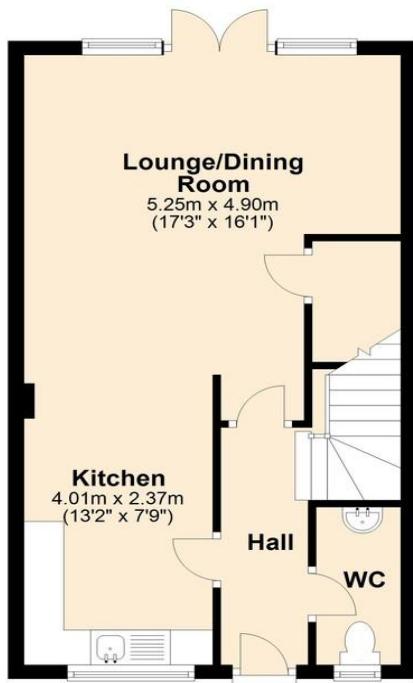
### SERVICES AND TENURE

All mains services connected. Freehold.



## Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



## Lounge/Dining Room

5.25m x 4.90m  
(17'3" x 16'1")

## Kitchen

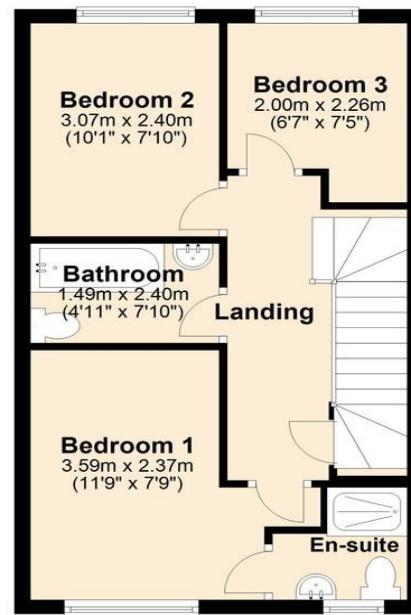
4.01m x 2.37m  
(13'2" x 7'9")

## Hall

## WC

## First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



## Bedroom 2

3.07m x 2.40m  
(10'1" x 7'10")

## Bedroom 3

2.00m x 2.26m  
(6'7" x 7'5")

## Bathroom

1.49m x 2.40m  
(4'11" x 7'10")

## Landing

## Bedroom 1

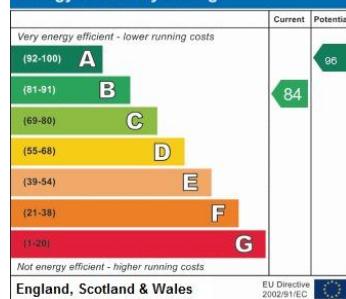
3.59m x 2.37m  
(11'9" x 7'9")

## En-suite

Total area: approx. 81.3 sq. metres (875.3 sq. feet)

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

## Energy Efficiency Rating



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.

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