



6 Llys Y Dderwen, Parc Derwen,
Coity, Bridgend, CF35 6DE



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£179,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this two bedroom semi-detached property located in the highly sought after Parc Derwen Development in Coity, Bridgend. A 'Douglas' design built by Taylor Wimpey in 2011; an ideal first time purchase. Less than 1 mile to Bridgend Town Centre, McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; entrance hallway, cloakroom/WC, fitted kitchen, and lounge/dining room with French doors. First floor landing, two good sized bedrooms and a 3-piece bathroom. Externally providing; off-road parking, single garage and enclosed rear garden. EPC Rating; 'C'.



- Bridgend Town Centre 0.8 miles
 - Cardiff City Centre 23.4 miles
 - M4 (J36) 0.6 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into the entrance hallway offering a storage cupboard and 2-piece cloakroom/WC.

Opening into the kitchen which has been fitted with a range of cream high gloss wall and base units with complementary wood-block effect laminate work surfaces. A range of integral appliances to remain include; 'Electrolux' oven/grill, 4-ring gas hob and stainless steel splashback with extractor hood. Plumbing is provided for an appliance along with space for a tall fridge freezer. Further benefiting from; a one and a half stainless steel sink unit, uPVC window to the front elevation and wood-effect flooring.

The lounge/dining room is a generous size reception room offering uPVC French doors leading out onto the rear decking area, additional uPVC window to the side of the property and newly fitted grey wood-laminate flooring. A carpeted staircase leads to the first floor landing with space beneath for storage.

FIRST FLOOR

The first floor landing provides a loft hatch giving access to a partly boarded loft space with light and all doors lead off.

Bedroom One is a good size L-shaped double room offering two uPVC windows to the rear and additional side window; presenting carpeted flooring, fitted storage cupboard housing the gas combi boiler and alcove for freestanding wardrobes.

Bedroom Two is a comfortable single room currently utilised as a home office; with uPVC window to the front elevation and carpeted flooring.

The 3-piece bathroom comprises; panelled bath with hand-held shower over, wash-hand basin and WC. Further benefits from; opaque uPVC window to the front elevation, tiled splashback and vinyl flooring.

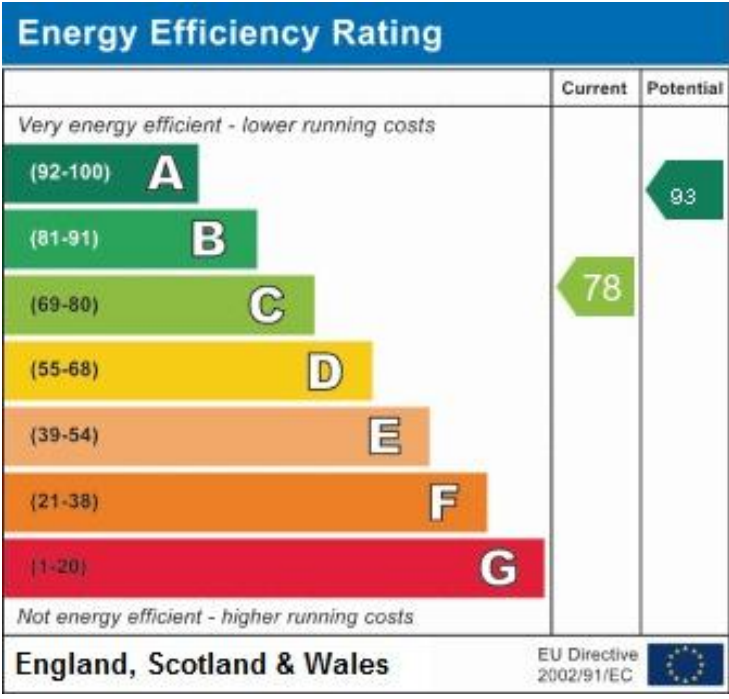
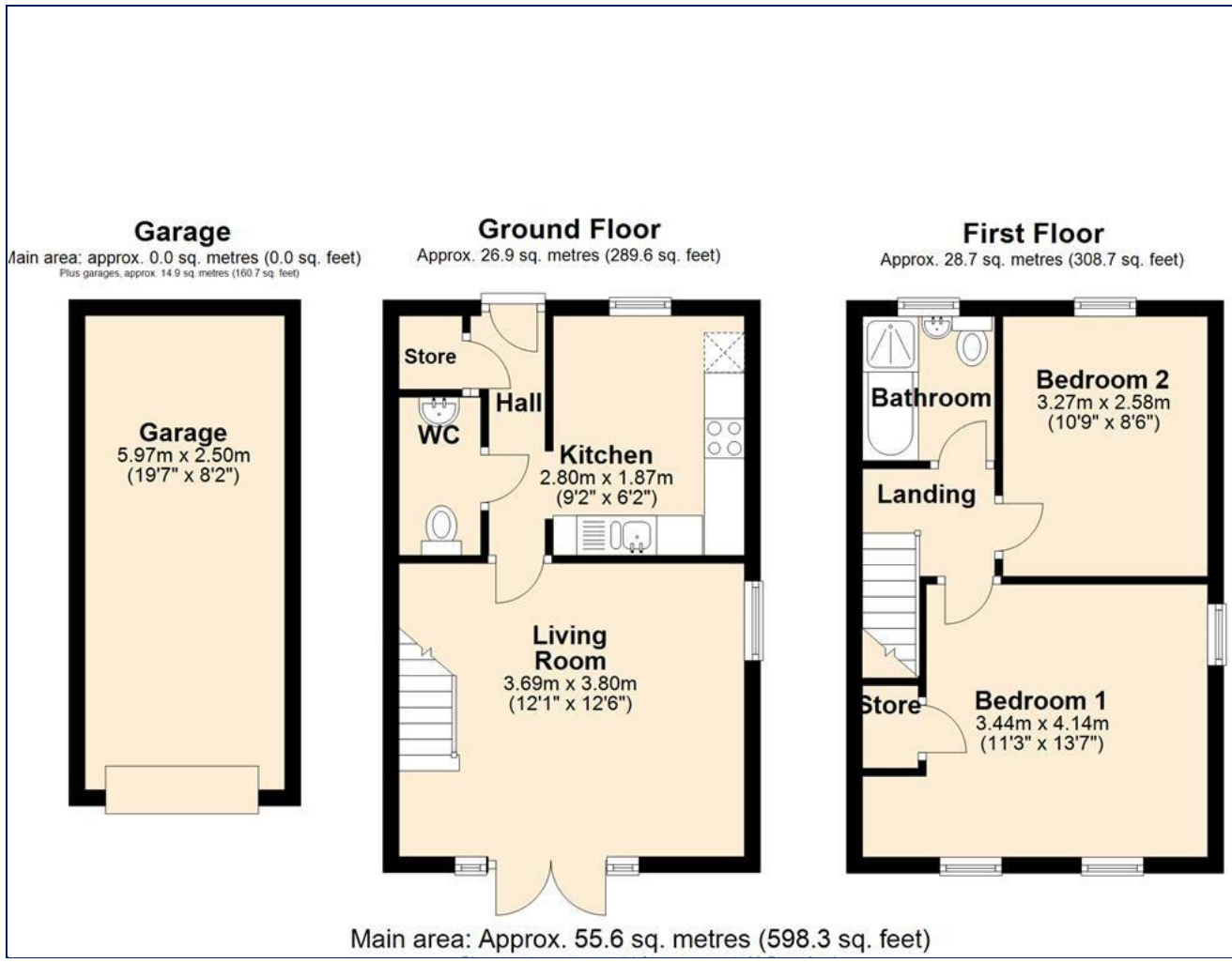
GARDENS AND GROUNDS

No.6 is approached off Llys Y Dderwen onto a tarmac driveway providing off-road parking, leading to a single garage with manual door and full power supply. A timber gate leads to the garden.

To the rear of the property lies a fully enclosed garden with decking area and lawn section.

SERVICES AND TENURE

All mains services connected. Freehold.



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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