



5 Maes Y Cadno
Coity, Bridgend, CF35 6DF



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£289,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this beautifully presented 3 bedroom detached property located in the sought-after development of Parc Derwen. Within walking distance to Coity Primary School, Coity ruins, local amenities and within proximity to Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen/diner, and WC. First floor landing, master bedroom with en-suite, 2 further good-sized bedrooms and a family bathroom. Externally enjoying off-road parking for 2 vehicles with a detached garage with full power supply and enclosed private rear landscaped garden. EPC Rating; 'TBC'

Directions

- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.6 miles
- M4 (J36) 1.7 miles

Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into entrance hallway offering laminate flooring, carpeted staircase to the first-floor landing and under stairs storage cupboard.

The dual aspect lounge is a light and airy reception room offering carpeted flooring, uPVC window to the front elevation and uPVC French doors overlooking the rear garden.

The kitchen/diner has been fitted with gloss wall and base units with laminate work surfaces. Integral appliances to include 'Electrolux' 4-ring gas hob and oven with extractor fan over and stainless-steel sink and drainer unit. Space is provided for freestanding white goods and a full-length fridge/freezer. Further features a combi boiler housed within one of the cupboards, tiled flooring, uPVC window to the front elevation and uPVC French doors overlooking the southerly aspect rear facing garden.

The 2-piece WC has been fitted with a wash hand basin and low-level WC and obscured uPVC window to the rear elevation.

FIRST FLOOR

The first-floor landing offers carpeted flooring, storage cupboard and a loft hatch providing access to the loft space.

The generous master bedroom offers carpeted flooring, ample space for bedroom furniture, uPVC window to the rear elevation and leads into a 3-piece en-suite with obscured uPVC window to the front elevation.

Bedroom Two is a spacious double bedroom offering carpeted flooring and uPVC window to the front elevation.

Bedroom Three is a further good sized single bedroom offering carpeted flooring and uPVC window to the rear elevation.

The family bathroom has been fitted with a 3-suite comprising, panelled bath, wash hand basin and WC. Further features carpeted flooring, partially tiled walls, and obscured window to the front elevation.

GARDENS AND GROUNDS

No.5 is accessed off the road onto a tarmac driveway with space for 2 vehicles leading into a single garage with full power supply. To the rear of the property lies a well presented south facing landscaped garden predominantly laid to lawn and a patio area ideal for garden furniture and entertaining.

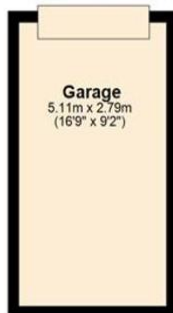
SERVICES AND TENURE

All mains' services connected. Freehold.





Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 14.3 sq. metres (153.4 sq. feet)



Main area: Approx. 86.8 sq. metres (934.0 sq. feet)
Plus garages: approx. 14.3 sq. metres (153.4 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

5 Maes Y Cadno, Coity



EPC TBC

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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