



18 Lon Yr Helyg
Coity, Bridgend, CF35 6DD



18 Lon Yr Helyg

Coity, Bridgend, CF35 6DD

£275,000 Freehold

3 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Situated within the popular Parc Derwen development is this well-proportioned and presented three bedroom detached property with a spacious conservatory and solar panels. Located within walking distance of local amenities, shops and schools. Close proximity to Bridgend town centre and Junction 36 of the M4. Accommodation comprises: entrance hall, lounge, dining room, kitchen, conservatory, WC. First floor main double bedroom with en-suite shower room, two further bedrooms, family bathroom. Externally enjoying a private driveway and a south facing rear enclosed garden. EPC Rating "C"

Directions

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.8 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Access into the property via a uPVC door leading into the entrance hallway laid with laminate flooring and carpeted staircase leading to the first-floor landing. The WC has been fitted with a 2-piece suite comprising of a wall mounted wash-hand basin and low-level WC.

The main living room is a spacious reception room with continuation of the laminate flooring, uPVC window to the front elevation and uPVC French doors leads into the conservatory. The dining room / study is a versatile reception room offering laminate flooring and uPVC window to the front. The kitchen has been comprehensively fitted with a range of contemporary high gloss wall and base units and complementary laminate work surfaces. Integral appliances to remain to include 4-ring gas hob, oven, grill, and extractor fan. Further features include partially tiled walls, laminate flooring, window to the rear elevation and a courtesy door providing access into the conservatory. The kitchen also features an internal built storage cupboard and houses the gas boiler. The heated conservatory is a sizeable reception room laid with mosaic tiled flooring and offers French doors leading out onto the rear garden.

FIRST FLOOR

Bedroom one is a sizeable double bedroom offering carpeted flooring, window to the front elevation and door providing access into the en-suite. The en-suite shower room has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, low level WC and pedestal wash-hand basin. Further features include partially tiled walls, tiled flooring, and obscured window to the rear elevation. Bedroom two is a further double bedroom with carpeted flooring and window to the front elevation. Bedroom three is a comfortable single bedroom with carpeted flooring and window to the rear elevation. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, wash-hand basin and low-level WC. Further features include window to the front elevation, partially tiled walls, and flooring.

GARDENS AND GROUNDS

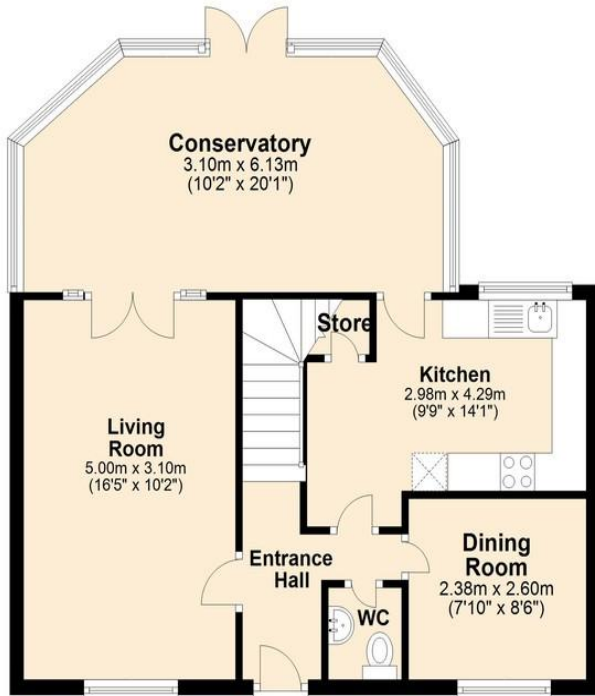
This property is accessed off Lon Yr Helyg with a private driveway to the front with off-road parking for two vehicles. Double wooden gates provide access onto a further tarmacked area. The south facing rear garden is predominantly laid to lawn and offers a patio area with raised borders a further decked area ideal for outdoor furniture and a storage shed.

SERVICES AND TENURE

All mains' services connected. Freehold. Solar Panels owned with the property with feeding tariff.

Ground Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 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		
(81-91)	B		
(69-80)	C	78	79
(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	

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

