



14 Llys Ceirios  
Coity, Bridgend, CF35 6QB





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Offers in Excess of £439,950 Freehold

## 5 Bedrooms : 2 Bathrooms : 2 Reception Rooms

We are pleased to offer to the market an opportunity to purchase this three-year-old immaculately presented throughout five-bedroom detached property. Situated in the highly sought-after development of Parc Derwen in Coity, within walking distance of Coity village, local shops, schools' amenities and Bridgend town centre. Within proximity to J36 of the M4 offering great commuter access. Accessed off a private road the accommodation comprises of; Entrance Hall, lounge, open plan kitchen/ dining /living room, WC, utility. First floor; Master bedroom with en-suite bathroom room, four further bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway with space for multiple vehicles, single integral garage, and large rear garden with patio area. EPC "B"

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### Directions

- Bridgend Town Centre 2.1 miles
  - Cardiff City Centre 20.2 miles
  - M4 (J36) 2.2 miles
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Your local office: **Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a composite door into the spacious hallway laid with marble effect porcelain tiles and a carpeted staircase leading up to the first-floor landing and useful under stairs storage cupboard. The main lounge is a generous sized reception room offering carpeted flooring and uPVC windows to the front. The cloakroom has been fitted with a 2-piece suite comprising of a low level dual flush WC and wall mounted wash hand basin further features include partially tiled walls and flooring. A partially glazed door leads through to a large open plan kitchen/family/dining room laid with marble porcelain tiled flooring throughout and two sets of uPVC French doors opening onto the rear patio. The kitchen has been comprehensively fitted with 'Howdens' contemporary range of high gloss wall and base units with complementary work surfaces, coordinating splash backs and space has been provided for high stools. Integral appliances to remain include 4-ring gas hob, oven, grill, and extractor fan with a matte black 1 1/2 bowl sink unit with swan neck mixer tap. The kitchen further benefits from an integral dishwasher, wine cooler and space has been provided for a free-standing American style fridge freezer. This open plan living space has plenty of room for free standing dining and lounge furniture. The utility has been fitted with eyelevel base units, work surfaces and a dual bowl stainless steel sink. Plumbing and space has been provided for appliances and a courtesy door leads out on the side passageway.

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### FIRST FLOOR

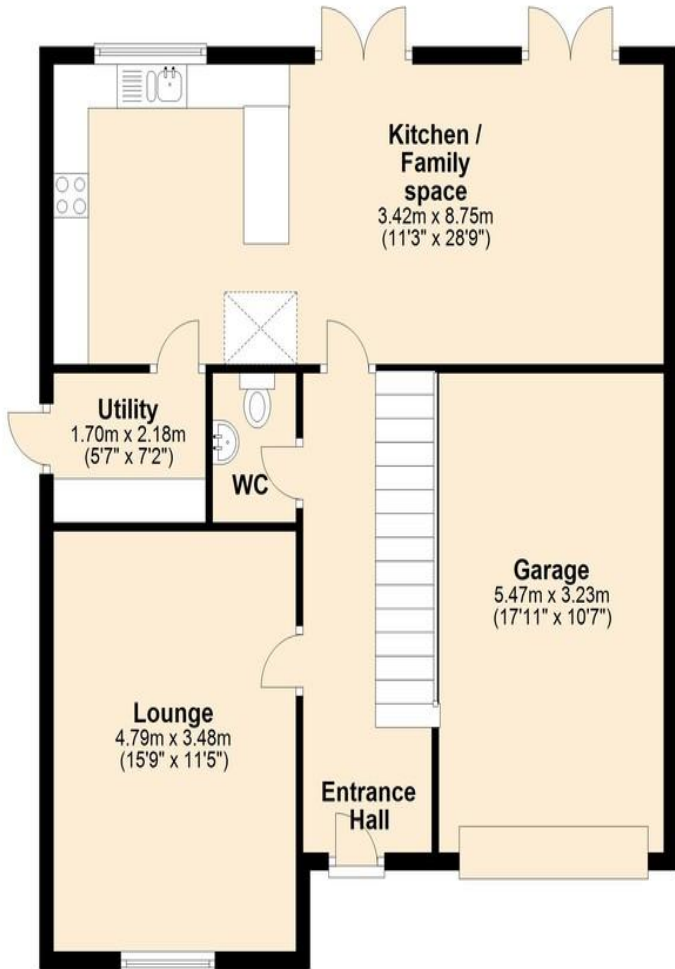
First floor landing offers carpeted flooring built in storage and doorways leading to all five bedrooms and the family bathroom. The landing provides access to board the loft inspect hatch. The bathroom has been fitted with a four-piece suite comprising of bath, separate shower cubicle dual flush low-level WC and pedestal wash hand basin. There is half height tiling to the walls, tiled flooring, and an obscure uPVC window to the side. The master bedroom is a sizeable double room laid with carpeted flooring and has a uPVC window to front, and door to an en-suite bathroom. The en-suite has been fitted with a four-piece suite comprising of a panelled bath, pedestal wash hand basin, WC, and double shower cubicle. Further features include half height wall tiling, tiled flooring, and an obscure uPVC to the side. The second bedroom is situated to the front of the property with carpeted flooring and uPVC windows to the front. The third bedroom is a further double bedroom offering carpeted flooring and uPVC windows to the rear. Bedroom four is a double bedroom currently utilised as a dressing room with wall-to-wall wardrobes, offering carpeted flooring and uPVC windows to the rear. Bedroom five is comfortable single or potential office with carpeted flooring and uPVC windows to the rear.

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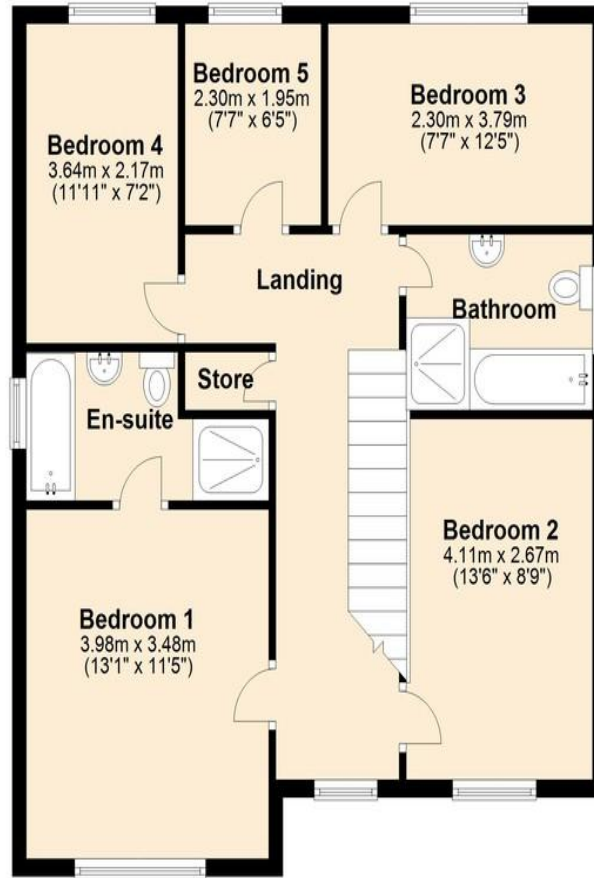
### Ground Floor

Approx. 82.6 sq. metres (888.9 sq. feet)



### First Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 155.7 sq. metres (1676.0 sq. feet)

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

### GARDENS AND GROUNDS

Located off a private road, this property benefits from a private driveway with off road parking for multiple vehicles leading to the single integral garage. A passageway provides access around to the rear garden. To the rear lies a large, landscaped garden enclosed by timber fencing. The garden has been landscaped with a patio seating with a pergola area ideal for outdoor entertaining whilst the rest is predominantly laid to lawn.

### SERVICES AND TENURE

Freehold. All mains connected. No estate fees.



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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