



2 Gerddi'r Briallu, Parc Derwen,  
Coity, CF35 6FR

**WATTS & MORGAN** 160 YEARS





## 2 Gerddi'r Briallu, Parc Derwen, Coity, CF35 6FR

**£319,950** Freehold

### 4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to offer to the market this immaculately presented four bedroom detached property located just off Heol Spencer in the sought after Parc Derwen Coity development. A 'Northcombe' Taylor Wimpey design built early 2015. Within close proximity to J36 of the M4, and walking distance to Coity School and Coity castle ruins. Accommodation comprises; entrance hallway, downstairs cloakroom WC, lounge, dining room, kitchen/breakfast room with utility, study. First floor landing, master bedroom with en-suite and fitted wardrobes, two further double bedrooms with built-in wardrobes, a spacious single bedroom and a 4-piece family bathroom. Externally enjoying off-road parking for approx. 4 vehicles leading to a detached double garage, and a fully landscaped rear garden. Viewing highly recommended. EPC Rating; 'C'.

- Bridgend Town Centre 2.8 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 2.0 miles

**Your local office: Bridgend**

**T** 01656 644288

**E** [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

### GROUND FLOOR

Entrance via a glazed composite door into the spacious Hallway offering a carpeted staircase to the first floor landing, karndean flooring and leads into a modern 2-piece WC.

The Lounge is a light and airy generous reception room enjoying uPVC patio doors out onto the rear garden. This neutrally decorated room enjoys carpeted flooring and two uPVC windows to the side elevation. The Dining Room is another superb size room offering two uPVC windows to the front elevation overlooking greenery, carpeted flooring and ample space is provided for dining table and chairs.

The Kitchen/Breakfast Room has been fitted with a range of high gloss farmhouse cream wall and base units with butchers-block effect work top surface and co-ordinating island with breakfast bar. A range of 'Electrolux' integral appliances to remain include; double oven with grill, 4-ring gas hob and extractor hood over. Plumbing is provided for one appliance and space is provided for a tall freestanding fridge freezer. Further benefits include; a one and a half stainless steel sink unit, ceramic tiled flooring, uPVC French doors provide access out onto the rear patio area and a large understairs storage cupboard. A courtesy door leads into the Utility Room which provides additional base units, work surface and one cupboard houses the 'ideal' gas boiler. Offering a stainless steel sink unit, plumbing for an appliance and a courtesy door provides access out to the rear garden.

The Study is a versatile room currently utilised as a playroom and offers two uPVC windows to the front elevation plus carpeted flooring.

### FIRST FLOOR

The Landing offers an airing cupboard housing the hot water tank and shelving; a loft hatch provides access into a partly boarded loft space and a uPVC window to the front elevation.

The Master Bedroom is a generous size double room enjoying double fitted wardrobes, carpeted flooring and a uPVC window to the rear elevation. Leading into a partly tiled 3-piece En-suite shower room. Bedroom Two offers a neutral décor, double fitted wardrobe, carpeted flooring and a uPVC window to the front elevation.

Bedroom Three is a further double room providing fitted wardrobes, a uPVC window overlooking the rear garden and carpeted flooring.

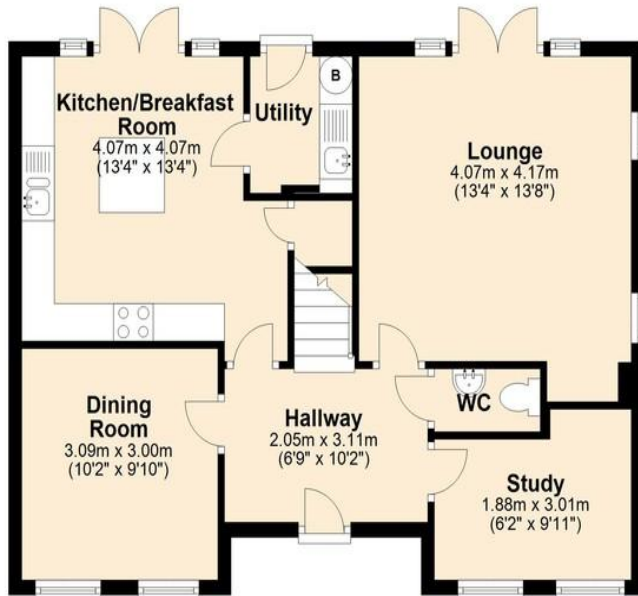
Bedroom Four is a spacious single room with uPVC window to the front elevation and carpeted flooring.

The Family Bathroom has been fitted with a modern 4-piece suite comprising; double shower cubicle with fully tiled enclosure and thermostatic shower, panelled bath, wash-hand basin and WC. Further benefits include; a uPVC window to the side and ceramic tiled flooring.



### Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



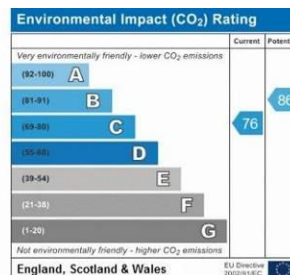
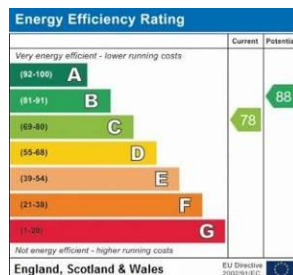
### First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 125.3 sq. metres (1348.9 sq. feet)

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



### GARDENS AND GROUNDS

No.2 is approached off Heol Spencer onto a shared driveway which leads onto private off-road parking for approximately 4 vehicles, in front of the detached double garage with manual door and full power supply. The front garden is part enclosed via timber fencing and is predominantly laid to lawn and enjoys a private outlook over greenery. To the rear of the property lies a fully landscaped low maintenance garden enjoying a large astro-turf area and featuring two semi-circular patio areas - ideal to enjoy the south-west facing aspect. Further providing space to the side of the property for recycling and a courtesy gate leads out onto the driveway.

### 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.





#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



[wattsandmorgan.wales](http://wattsandmorgan.wales)

**WATTS & MORGAN** 160 YEARS