



10 Clos Glyndwr, Parc Derwen, Coity
Bridgend, CF35 6AX



10 Clos Glyndwr, Parc Derwen, Coity, Bridgend, CF35 6AX

£255,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan have to offer this four double bedroom detached property located in the popular Parc Derwen Development in Coity. Built by Taylor Wimpey, positioned overlooking the development green. Within walking distance to Coity Village, Coity School and close proximity to J36 of the M4 and McArthur Glen retail outlet. Accommodation comprises; Entrance Hallway, downstairs Cloakroom WC, dual aspect Lounge, Dining/Sitting room, Kitchen/Breakfast room. First floor Landing, Master bedroom with en-suite shower room, three further bedrooms and a 3-piece family bathroom. Externally providing off-road parking leading to a single garage and a south-west facing enclosed rear garden. EPC Rating; 'B'.

- Bridgend Town Centre 1.8 miles
- Cardiff City Centre 21.7 miles
- M4 (J36) 1.4 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into the spacious Hallway providing a carpeted staircase to first floor Landing with under-stairs storage cupboard and karndean flooring. A 2-piece Cloakroom WC services the ground floor.

The Lounge is a generous size dual aspect reception room offering French doors leading out onto the rear garden.

The Dining Room offers versatility with the option of being used as an extra sitting room and presents a uPVC window to the front elevation.

The Kitchen/Breakfast Room has been fitted with a range of 'Shaker-style' farmhouse cream wall and base units with co-ordinating laminate work surfaces. Integral appliances to remain include; 4-ring 'Electrolux' gas hob with extractor hood over, stainless steel splashback and dual oven with grill. Plumbing is provided for an appliance along with space for a tall freestanding fridge freezer. One cupboard houses the gas boiler. Further benefiting from; ceramic floor tiles and a courtesy door provides access to the rear garden.

FIRST FLOOR

The Landing provides a loft hatch giving access to the loft space and an airing cupboard houses the hot water tank.

The Master Bedroom is a good size double room benefiting from a range of fitted wardrobes, carpeted flooring and two uPVC windows to the rear elevation. Leading into a modern 3-piece En-suite shower room.

Bedroom Two is a further good size double room providing a uPVC window to the rear elevation and carpeted flooring.

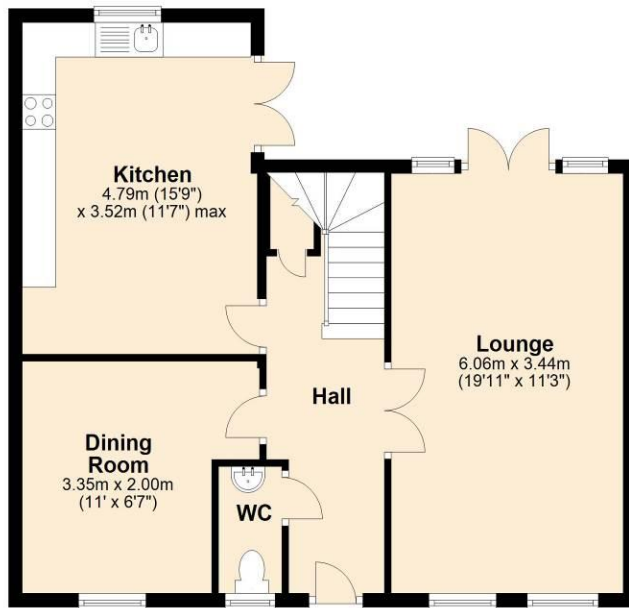
Bedrooms Three and Four are located to the front of the property both neutrally decorated with views over the development green.

The Family Bathroom has been fitted with a 3-piece white suite comprising; panelled bath, wash-hand basin and WC. Further benefiting from; partly tiled walls, ceramic tiled flooring and a uPVC window to the front.



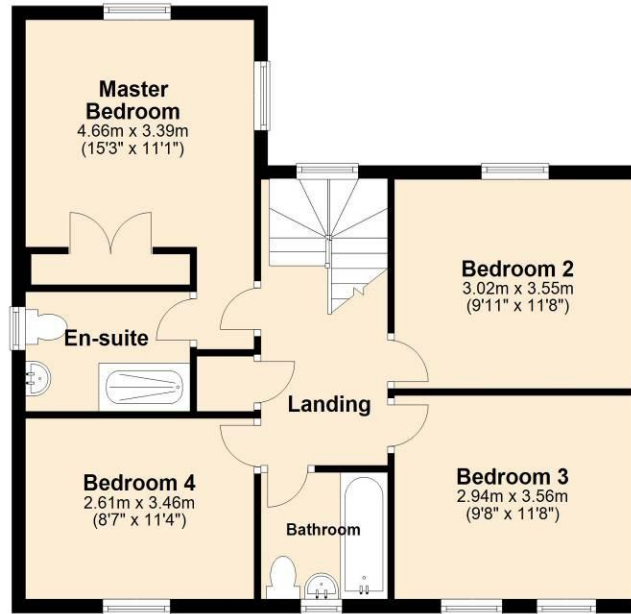
Ground Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



First Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 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.

GARDENS AND GROUNDS

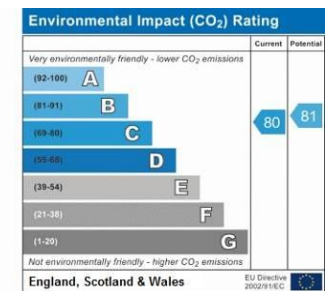
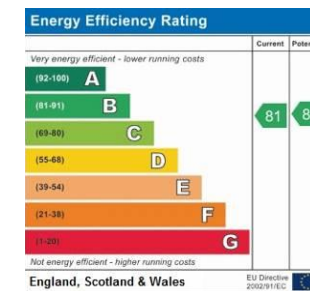
No.10 is approached off a quiet street fronting the development green onto the single driveway leading to a single garage with manual door.

The front garden is part enclosed via wrought iron fencing and offers mature shrub borders.

To the rear of the property lies a south facing tiered garden offering a chipping area with shrub borders; leading onto a further tier which provides space for an external storage shed.

SERVICES AND TENURE

All mains services connected. Freehold.



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

