



9 Llys Y Fedwen, Parc Derwen
Coity, CF35 6DZ

WATTS & MORGAN 160 YEARS



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£369,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this well proportioned Four bedroom family home located just off Heol Spencer in the sought after Parc Derwen development in Coity. Within close proximity to J36 of the M4 and walking distance to Coity Primary School and Coity castle ruins. Accommodation comprises; Entrance Hallway, WC, Kitchen/Dining room, Utility room, Lounge, Orangery and an additional versatile reception room. First floor Landing, master bedroom with en-suite, Three further double bedrooms and a 4-piece family bathroom. Externally enjoying a double garage with off-road parking and a fully landscaped rear garden EPC Rating "B".

- Bridgend Town Centre 3.1 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 1.2 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into the welcoming Hallway offering a carpeted staircase to the first floor landing with under stairs storage cupboard, travertine tiled flooring and leading into a 2-piece WC.

The L-shaped Kitchen/Dining Room has been fitted with a range of shaker style cream wall and base units and laminate work surfaces. Integral 'AEG' appliances to remain include; 5-ring gas hob and co-ordinating extractor fan over, oven and grill, dishwasher and space is provided for a large freestanding fridge freezer. Further benefitting from; a uPVC window overlooking the rear garden, a one and a half stainless steel 'Leisure' sink unit and continuation of travertine tiled flooring. A cupboard houses the 'Ideal Logic' boiler. To the dining area, ample space is provided for a table and chairs and a uPVC window overlooks the front elevation.

The Utility Room offers additional wall and base units with plumbing provided for white appliances, a further sink unit, tiled flooring and a courtesy partly glazed uPVC door provides access to the rear garden.

The Lounge is a superb sized reception room featuring carpeted flooring and an electric log burner effect fire with a brick surround. A large opening gives access to the light and airy Orangery benefiting from; laminate flooring, underfloor heating, recessed spotlights and bi-fold doors leading to the patio area.

An additional Versatile room is offered to the front of the property currently utilised as a home study and enjoys carpeted flooring, fitted storage and three uPVC windows to the front and side elevation.

FIRST FLOOR

The Landing provides carpeted flooring, a loft hatch giving access to the attic space and an airing cupboard houses the water cylinder and offers shelving for laundry.

The Master Bedroom is a generous sized double bedroom offering 'Town and Country' fitted wardrobes and storage, carpeted flooring, a uPVC window to the rear elevation and leads into a modern a 3-piece en-suite.

Bedroom Two is a spacious double bedroom benefiting from carpeted flooring, a uPVC window to the rear elevation, storage cupboard and ample space for freestanding furniture.

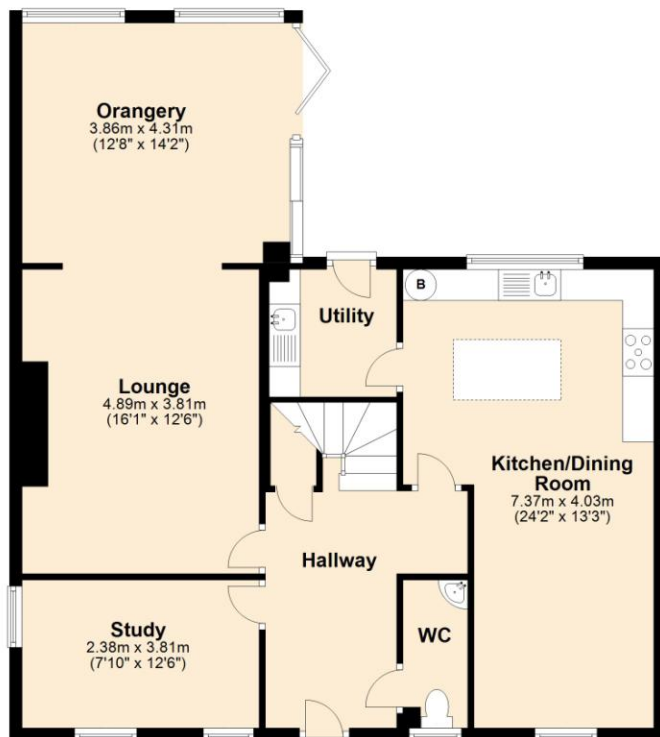
Bedroom Three is a further double bedroom enjoying carpeted flooring, fitted wardrobe and a uPVC window to the front elevation.

Bedroom Four offers a neutral décor, carpeted flooring and a uPVC window to the front elevation.

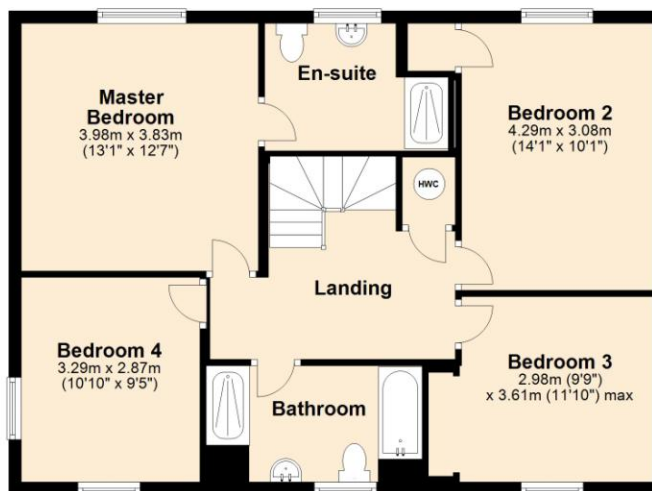
The family bathroom has been fitted with a partly tiled 4-piece contemporary suite comprising; panelled bath, walk-in shower cubicle with sliding glass door, wash-hand basin and WC. Further benefitting from; laminate flooring, recessed spotlights and an obscured uPVC window to the front elevation.



Ground Floor



First Floor



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

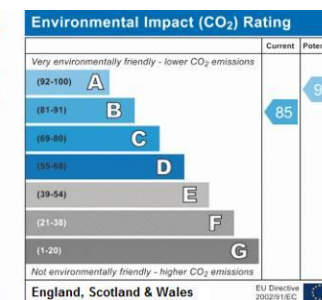
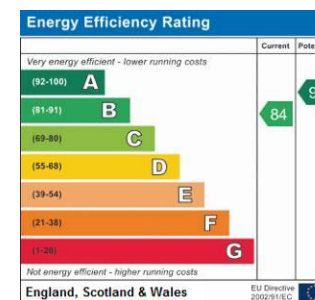
No.9 is accessed via a quiet cul-de-sac off Heol Spencer onto a tarmac driveway providing off-road parking for two vehicles, leading to an inter-link double garage with manual door and full power supply.

The low maintenance front garden is predominantly laid to lawn with planted borders and steps leading to the front door. A courtesy gate and pathway leads to the rear garden.

To the rear of the property lies a fully enclosed landscaped garden offering a large private sandstone patio area ideal for garden furniture. A step leads up to a lawned area with a wood chipping section surrounded by an array of mature shrubs and foliage. A courtesy door gives access to the garage.

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

