

58 Ffordd Y Grug, Parc Derwen
Bridgend, CF35 6BQ

WATTS & MORGAN 150 YEARS

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£264,950 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this four bedroom well-proportioned detached property located in the sought-after Parc Derwen development of Coity. Within close proximity to Bridgend Town Centre, McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; entrance hallway, downstairs WC, generous lounge with French doors, kitchen/dining room with utility room. First floor landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally the property offers a fully enclosed garden with patio area, off-road parking and single garage. EPC Rating; B.



- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 1.6 miles

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Summary of Accommodation

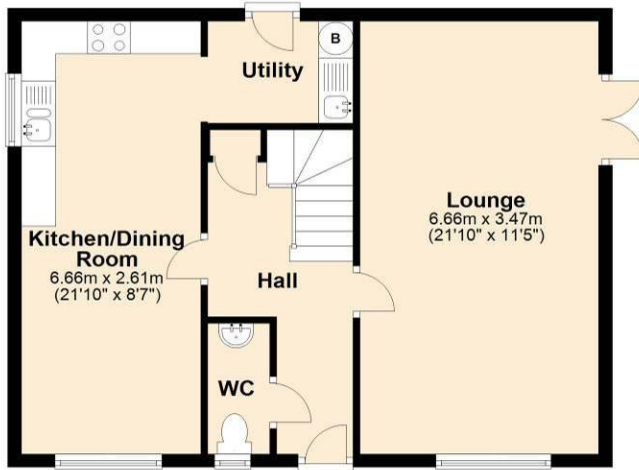
GROUND FLOOR

Entrance via a composite glazed door into the entrance hallway offering a half turn staircase to the first floor landing with an under stairs storage cupboard, a 2-piece WC and karndeian flooring. The kitchen/diner has been fitted with a range of walnut effect high gloss wall and base units with chrome handles and laminate work surface. Integral appliances to remain include; 4-ring gas hob with stainless steel splashback, extractor hood over and an oven with grill. Space and plumbing has been provided for an appliance together with space for a tall fridge freezer. Further benefiting from a one and a half stainless steel sink unit. Opening into the dining area which provides space for dining table and chairs, continuation of karndeian flooring and a uPVC window to the front and side elevations. The utility area provides additional base units and work surface and stainless steel sink. Plumbing is provided for an appliance and the 'Ideal' gas combi is located here. A composite door provides access out to the rear of the property. The lounge is a generous sized reception room which benefits from space for soft furnishings, continuation of karndeian flooring, a uPVC window to the front elevation and uPVC French doors provide access out onto the rear garden.

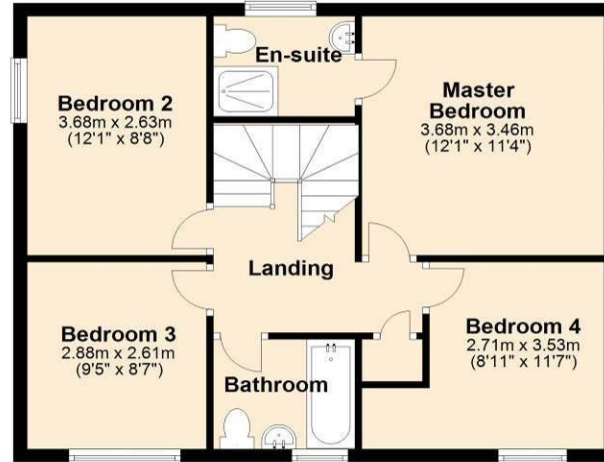
FIRST FLOOR

The first floor landing offers a loft hatch providing access to the loft space. An airing cupboard houses the hot water tank. The master bedroom is a generous sized double room offering carpeted flooring and a uPVC window overlooking the rear garden. Leads into a fully modernised 3-piece en-suite shower room with tiled splashback areas and mosaic tiled flooring. Bedroom two is a further good sized double room with a uPVC window to the side elevation, carpeted flooring and space for freestanding wardrobes. Bedroom three - a small double room; and bedroom four - a comfortable single room; both offer carpeted flooring and uPVC windows to the front. Family bathroom has been fitted with a 3-piece white suite comprising panelled bath, wash-hand basin and WC. Further benefits from tiled splashback areas and anti-slip flooring.

Ground Floor
Approx. 55.8 sq. metres (600.9 sq. feet)

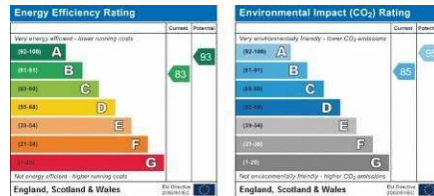


First Floor
Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 111.0 sq. metres (1194.5 sq. feet)

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



GARDENS AND GROUNDS

No.58 is approached off Ffordd Y Grug onto a tarmac driveway with space for one vehicle leading to a single garage (under Coach House) with up and over door. The rear garden is fully enclosed with a raised patio area part enclosed by wrought iron fencing, steps lead down onto a predominantly lawned area and a footpath leads into an extra storage section / hardstanding - ideal for recycling/bins.

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.

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