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49 Ffordd Y Draen, Parc Derwen  
Bridgend, CF35 6BF

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**£189,950** Freehold

**3 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this immaculately presented three-bedroom semi-detached property located in the popular development of Parc Derwen. Within walking distance to Coity Primary School and close to local amenities. Accommodation comprises; entrance hall, WC, kitchen & lounge/dining room. First floor landing, master bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. Externally enjoying a private driveway leading into a single garage and a rear enclosed garden with decking and lawned sections. EPC Rating 'B'.

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- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.0 miles
- M4 (J36) 1.5 miles

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**Your local office: Bridgend**

T 01656 644288

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





## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering tiled flooring and a carpeted staircase to the first floor landing. A two 2-piece WC serves the ground floor. The kitchen has been fitted with a range of 'Shaker-Style' wall and base units with complementary work surfaces. Integral appliances to remain include; oven and grill with a 4-ring gas hob and extractor fan over. Space and plumbing has been provided for white goods. Further features include continuation of tiled flooring, a one and a half bowl stainless steel sink unit and a uPVC window to the front elevation. Space for a free standing fridge freezer and a cupboard houses the combi boiler. The open-plan lounge/dining room is a generous sized reception room offering laminate flooring, a uPVC window to the rear elevation, uPVC French giving access to the rear garden and an under-stairs storage cupboard.

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### FIRST FLOOR

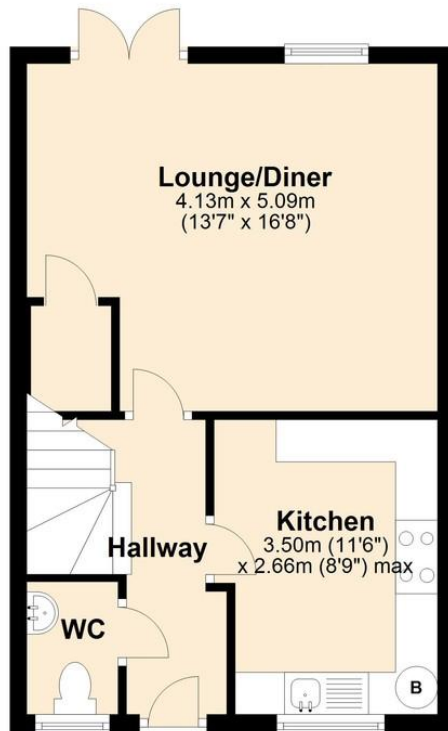
The first floor landing offers carpeted flooring, a cupboard for storage and a loft hatch providing access to the loft space. The master bedroom is a sizeable double bedroom offering carpeted flooring, a uPVC window to the front elevation and a fitted storage cupboard. Leading into a 3-piece en-suite shower room. Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for free standing furniture. Bedroom three is currently utilised as a home study and offers carpeted flooring and a uPVC window to the rear elevation. The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC. Further features include vinyl flooring and an obscured uPVC window to the rear elevation.

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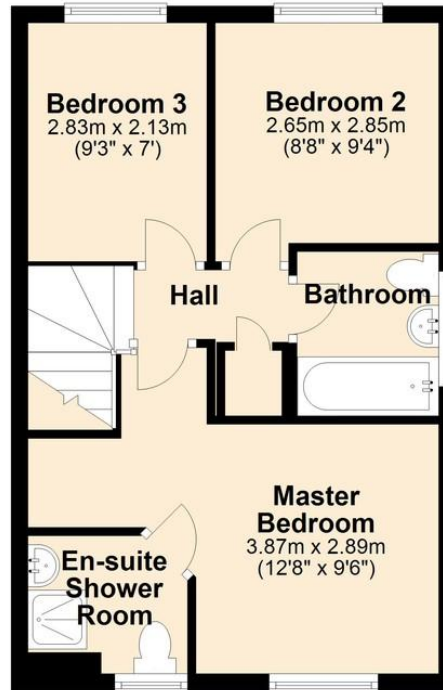
## Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 76.9 sq. metres (827.5 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 & GROUNDS

No. 49 is accessed off the road onto a driveway with space for one vehicle leading into a single garage with power supply, a security light and an outside tap.

To the rear of the property lies a decking area ideal for garden furniture with an outside electricity point. Further offering planted borders and a lawned area enclosed by wood fencing.

## SERVICES & TENURE

All mains services connected. Freehold.



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         | 95                      |
| (81-91)                                     | <b>B</b> | 83      |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

### 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



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wattsandmorgan.wales

