



36 Bryn Stradling, Parc Derwen
Coity, CF35 6PS



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£165,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts and Morgan have to offer this well-presented two bedroom end-terraced property located in the popular Parc Derwen residential development in Coity. An ideal first time home / investment purchase. Less than one mile proximity to McCarthur Glen Retail Outlet, the M4 corridor and Bridgend Town Centre. Accommodation comprises; entrance hallway, WC, fitted kitchen & lounge. First floor landing, two good sized bedrooms and a 3-piece bathroom. Externally presenting an enclosed rear garden and two parking spaces. EPC; Rating; 'B'.

- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 21.7 miles
- M4 (J36) 1.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed composite door into the entrance hallway offering laminate flooring and a carpeted staircase to first floor landing.

The open-plan kitchen/breakfast/living room has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces with a co-ordinating breakfast bar with space for high stools. Integral appliances to remain include; 'Electrolux' electric oven with 4-ring gas hob and extractor fan over. Space is available for a washing machine and fridge freezer. Further features include a uPVC window to the front elevation, and continuation of laminate flooring. The kitchen opens into a sitting room enjoying uPVC French doors which lead out to the enclosed rear garden.

A WC fitted with 2-piece white suite comprising low level dual flush WC and wall mounted sink with tiled splashback and vinyl flooring serves the ground floor.

FIRST FLOOR

The first floor landing benefits from carpeted flooring and a loft hatch giving access to loft space.

The master bedroom is a double bedroom and offers a uPVC window to the rear elevation, carpeted flooring and ample space for freestanding bedroom furniture.

Bedroom two is a further double bedroom offering dual uPVC windows to the front elevation and carpeted flooring.

The family bathroom has been fitted with a 3-piece white suite comprising; low level dual flush WC, pedestal sink and panelled bath with shower over. Further benefits include an obscured glazed uPVC window to the side elevation and vinyl flooring.

GARDENS AND GROUNDS

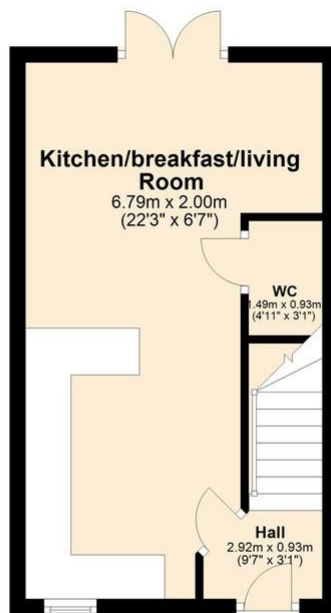
No. 36 is accessed off the road onto a forecourt lawned garden with paved steps leading to the front entrance. Access via the side of the property is a rear garden enclosed by a high-rise brick built wall and boundary timber built fence. The low maintenance garden is predominantly laid to lawn with a paved area and garden shed to remain. To the rear of the property is a communal parking area with two parking spaces.

SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



Total area: approx. 51.1 sq. metres (549.9 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.

NOTES

Please note that due to the vendors buying circumstances the property will not be able to complete until early 2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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