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Coity,
Bridgend.
CF35 6GL

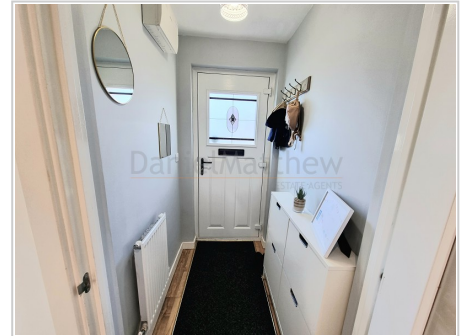
259,995



- Video Tour Available
- Extended Versatile Three Bedroom Semi Six Years Old
- Versatile Lounge/Playroom ideal for families
- Kitchen/Dining Space
- Stunning Single Extension
- Master with en-suite and dressing area
- Two Further Bedrooms
- Family Bathroom and cloakroom
- Parc derwen estate

Ref: PRA10507

Viewing Instructions: Strictly By Appointment Only

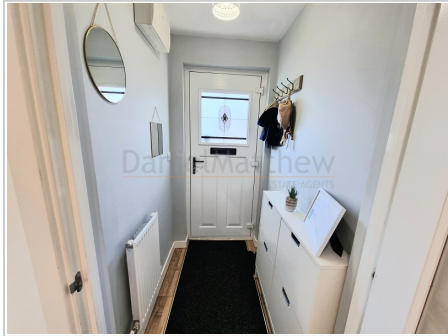


General Description

"Video Tour A Must To View" Daniel Matthew are pleased to advertise this beautiful extended Three Bedroom in the desirable estate of Parc Derwen. Offering more than other new build, the property boasts a sin gel extension added an additional reception room, the garage has been part converted to make the lounge area larger this making a study/ playroom, Stunning kitchen/diner and cloakroom to the ground floor.

To the First floor the master has a en-suite and dressing area, two further bedrooms and family bathroom. This rare and exceptional layout offer versatile space for growing families or those seeking more space. Call on 01656750764 to arrange a viewing.

Accommodation



Entrance Hallway

Enter via new composite door into hallway, plain walls, plain ceiling, luxury vinyl flooring, radiator and access to the ground floor rooms.



Lounge (18' 04" x 16' 0") or (5.59m x 4.88m)

This is a versatile and spacious family space/lounge with the original lounge and has had a part garage conversion (done to regulations) to make a playroom/study. UPVC double glazed window to front aspect, plain walls, plain ceiling, inset spot lights, radiator, door access to the inner hallway and arch access to the beautiful kitchen/dining space.



Kitchen / Dining Room (18' 05" x 7' 07") or (5.61m x 2.31m)

This is a perfect entertaining/dining space for families with luxury vinyl flooring, plain walls, plain ceiling, radiator and a extensive range of wall and base units which compliment this kitchen with complimentary worktop, stainless steel sink and mixer tap, gas hob and oven with extractor over, space for fridge freezer, space for washing machine and space for tumble dryer.



Reception Room Two (14' 09" x 9' 02") or (4.50m x 2.79m)

Newly added second reception room to the rear makes this a versatile space with aside french doors and velum window making this a lovely space with multiple uses, plain walls, plain ceiling, Luxury vinyl tile flooring and modern radiator.



Inner Hallway

Inner hallway is accessed from the kitchen and lounge, also gives access to the cloakroom and staircase with plain walls, plain ceiling, laminate flooring and a radiator.



Cloakroom/w.c

Plain ceiling, plain walls, pedestal wash hand basin, low level WC, radiator, vinyl flooring.



Landing

Access to first floor rooms, plain walls, plain ceiling, carpet flooring and attic hatch.



Bedroom One (13' 07" x 9' 04") or (4.14m x 2.84m)

Two UPVC double glazed windows to front aspect, plain walls, plain ceiling, radiator, laminate flooring, dressing area, door access to the en-suite.



En Suite (6' 08" x 4' 02") or (2.03m x 1.27m)

UPVC obscure double glazed window to front aspect, plain ceiling, plain walls, double shower cubicle with thermostatic mixer shower and tiled walls, pedestal wash hand basin, low level WC, radiator, vinyl flooring.



Bedroom Two (10' 10" x 8' 06") or (3.30m x 2.59m)

UPVC double glazed windows to rear aspect, plain walls, plain ceiling, radiator, laminate flooring.

Bedroom Three (9' 06" x 7' 06") or (2.90m x 2.29m)

UPVC double glazed windows to rear aspect, plain walls, plain ceiling, radiator, laminate flooring.

Bathroom (8' 05" x 5' 05") or (2.57m x 1.65m)

UPVC double glazed window to front aspect, plain ceiling, tile to the double shower cubicle with thermostatic shower, plain walls, radiator, vinyl flooring, low level WC and pedestal wash hand basin.

Garage

Up and over door with power, part storage and remainder of the garage has been converted to a playroom.

Outside

Front - Drive parking, laid to lawn and side gate access.

Rear- Side gate access with patio slabs and drainage with wall and fence boundary, main garden has patio slabs and dwarf wall, fence boundary, decorative stones and trees, power and outside tap, private garden perfect for entertaining.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

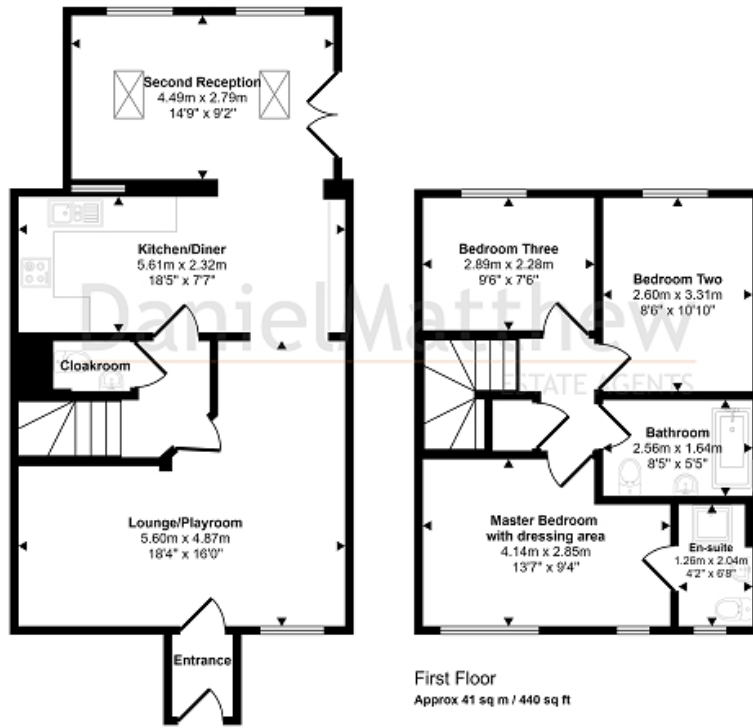
Council Tax

Band Not Specified

Deposit: NOT KNOWN



Approx Gross Internal Area
97 sq m / 1048 sq ft



Ground Floor
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.