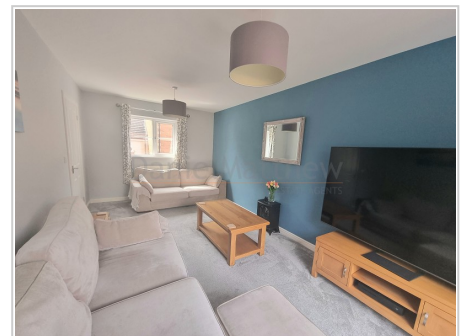


Rhodfa'r Celyn,
Coity,
Bridgend County.
CF35 6FN

270,000



- Three Bedroom Detached with garage
- Lounge
- Kitchen/Diner
- Cloakroom, Bathroom and En-suite
- Three Bedrooms
- two years remaining on the NHBC
- Garage with side, door, attic space and up and over door.
- Property is located on Parc Dewrwn Coity in a small cul de sac
- Video Tour is a must to view



Ref: PRA10528

Viewing Instructions: Strictly By Appointment Only

General Description

"Video Tour A Must To View" Daniel Matthew are pleased to advertise this Three Bedroom Detached in the desirable estate of Parc Derwen. The property has a beautiful 18ft kitchen/diner, 18ft lounge with french doors out to the garden, spacious hallway and cloakroom to the ground floor. To the First floor the master has an en-suite, two further bedrooms and family bathroom. Outside there side access to the garage from the garden and the garage is a versatile space and could be used for storage and a gym/office space etc, drive parking and a low maintenance garden ideal for relaxing and entertaining. Call on 01656750764 to arrange a viewing.

Accommodation



Entrance (14' 02" x 6' 04") or (4.32m x 1.93m)

Enter via composite door into bright and spacious hallway, there is a useful under stairs storage cupboard, staircase access to the first floor and access to ground floor rooms, plain walls, plain ceiling, laminate flooring and radiator.



Lounge (18' 05" x 9' 08") or (5.61m x 2.95m)

Bright and airy lounge with a UPVC double glazed window and rear french doors opening up to the garden, plain walls, plain ceiling, carpet flooring and radiator,

Kitchen/Diner (18' 05" x 8' 01") or (5.61m x 2.46m)

UPVC double glazed window to front aspect, french doors opening out to the garden, there is a range of wall and base units and is a lovely kitchen with a complimentary worktops, composite sink, gas hob with extractor over, electric oven and integrated microwave, integrated washing machine and dishwasher, plain walls, plain ceiling, tile flooring and tile splash back, radiator and space for a fridge/freezer. There is a perfect space for dining table also making this a lovely family dining space with an outlook over the garden.



Cloakroom/w.c (6' 04" x 4' 03") or (1.93m x 1.30m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, laminate flooring, low level WC, pedestal wash hand basin and radiator.

Landing

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring, attic space and access to first floor rooms.



Bedroom One (15' 07" x 9' 09") or (4.75m x 2.97m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring, radiator and door access to en-suite.



En Suite (8' 05" x 4' 06") or (2.57m x 1.37m)

Spacious bathroom with a three piece suite comprising shower enclosure, low level WC, tile to the shower enclosure, pedestal wash hand basin, radiator and vinyl flooring.



Bedroom Two (9' 07" x 8' 03") or (2.92m x 2.51m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator.



Bedroom Three (8' 05" x 8' 03") or (2.57m x 2.51m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring, radiator.



Bathroom (7' 07" x 6' 03") or (2.31m x 1.91m)

Spacious bathroom with a three piece suite comprising panel bath with mixer tap and tile splashback, low level WC, pedestal wash hand basin, radiator and vinyl flooring.

Garage

Single garage(in a row of three) lovely storage with attic hatch for more storage, tile floor to half of the garage, side door accessed from thr garden, up and over door to the front, power and light and is a versatile garage and could be easily converted for multiple uses.

Outside

Front -Side drive with gate access to the garden, steps to the front door.

Rear Garden- Fence boundary with a side gate, patio and dwarf wall with two steps leading to a laid to lawn, further step leading to laid to stones and corner deck which a entertaining space, side door access to the garage and is a low maintenance garden ideal for entertaining and relaxing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 83

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

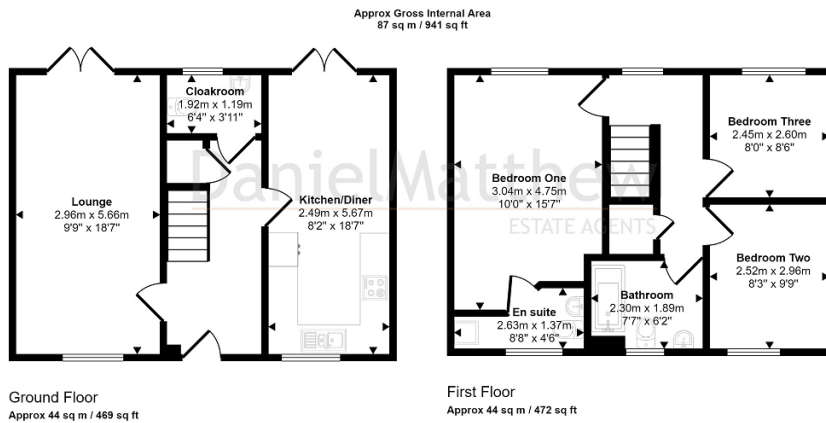
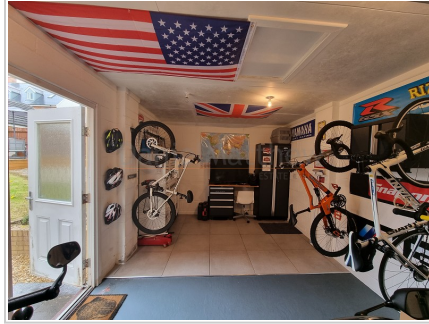
Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN





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.