

24 Llys Y Dderwen
Coity
Bridgend
CF35 6DE

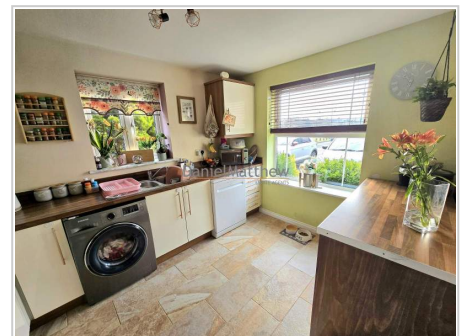
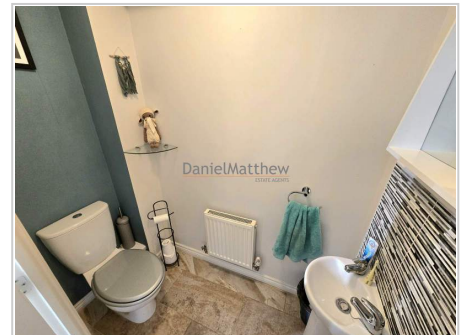
£235,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- DRIVEWAY FOR TWO VEHICLES
- EN-SUITE, CLOAKROOM & FAMILY BATHROOM
- CONSERVATORY
- IDEAL HOME FOR FIRST TIME BUYERS
- REAR GARDEN
- CLOSE TO M4 CORRIDOR
- CLOSE TO GREAT SCHOOL CATCHMENT & LOCAL AMENITIES
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

Ref: PRA10848

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented three bedroom semi-detached family home situated on the highly sought after Parc Derwen Estate. Located with a lovely outlook onto the green space to the side and close to McArthur Glen Designer Outlet, great school catchments and easy access to M4 corridor. Property comprises to the ground floor, hallway, cloakroom, kitchen, lounge/dining room opening into conservatory. To the first floor, landing, three bedrooms, en-suite to main bedroom and family bathroom. Further benefits are driveway for two vehicles, low maintenance rear garden, Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via composite obscured door into welcoming hallway, plain ceiling, plain walls, tiled flooring, radiator, staircase leading to first floor, doors leading into;-



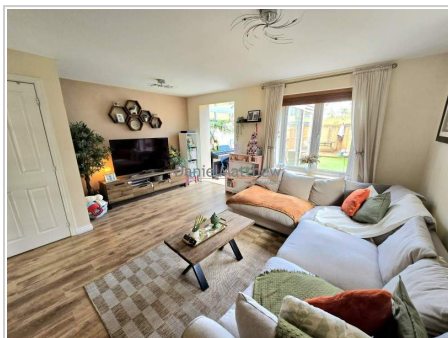
Cloakroom/w.c (5' 9" x 3' 0") or (1.75m x 0.91m)

Plain ceiling, plain walls, tiled splashback, tiled flooring, two piece white suite comprising low level WC and pedestal wash hand basin, radiator.



Kitchen (11' 1" x 8' 10") or (3.38m x 2.69m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine and dishwasher, call mounted combination boiler which has been serviced.



Lounge/Diner (15' 9" x 13' 9") or (4.79m x 4.19m)

Two UPVC double glazed window to rear and side aspect, plain ceiling, plain walls, wood effect laminate flooring, two radiators, storage cupboard, opening into Conservatory.



Conservatory (10' 3" x 8' 0") or (3.13m x 2.43m)

Plain walls, tiled flooring with under floor heating, UPVC double glazed sliding doors leading to low maintenance rear garden.



Landing

Plain ceiling, loft access, plain walls, fitted carpet, storage cupboard, doors leading into;-



Bedroom One (11' 0" x 9' 3") or (3.36m x 2.83m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, fitted carpet, radiator, door leading into En-suite.



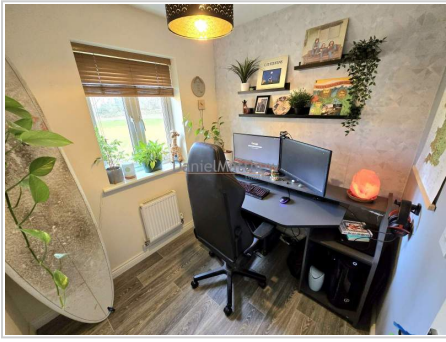
En Suite

Plain ceiling with extractor fan, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, single shower cubicle with electric shower.



Bedroom Two (9' 6" x 8' 3") or (2.89m x 2.52m)

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



Bedroom Three (7' 3" x 6' 7") or (2.21m x 2.0m)

UPVC double glazed window to rear aspect, plain ceiling plain walls with one featured papered wall, fitted carpet, radiator.



Bathroom (6' 2" x 5' 6") or (1.88m x 1.67m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan, tiled walls, tiled flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains over head shower.



Outside

Front - Two allocated parking spaces to the front of the property with a lovely outlook onto greenery space to the side.

Rear - Fenced boundaries, side gate access, patio area, artificial grass area, decked area to the rear of garden, out side water tap.

Services

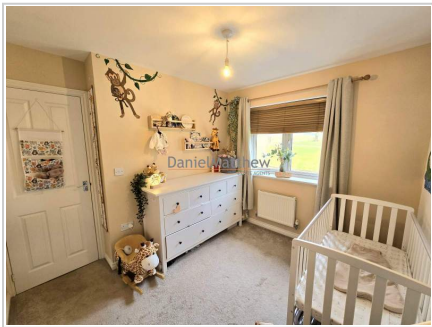
Mains electricity, mains water, mains gas, mains drainage

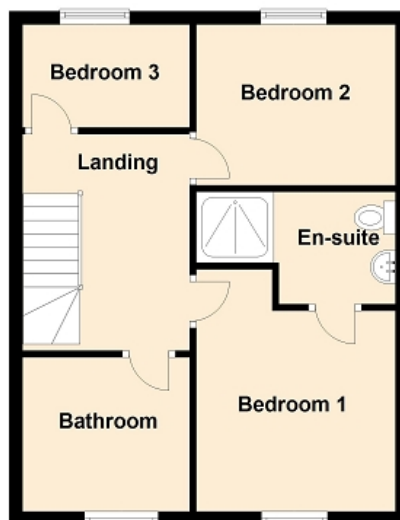
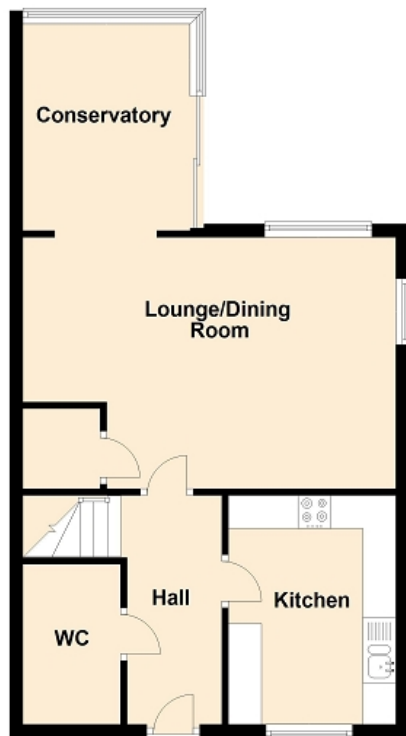
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.