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Bridgend County
CF35 6FR

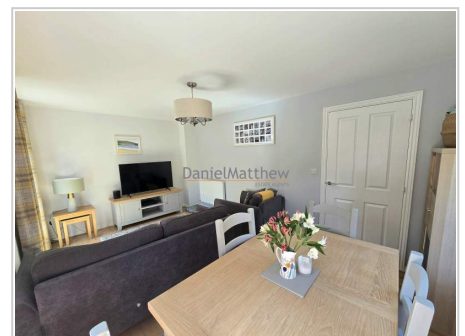
£285,000



- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOAKROOM, BATHROOM & ENSUITE
- VIRTUAL TOUR AVAILABLE
- PRIVATE REAR GARDEN & FRONT GARDEN
- DRIVEWAY & GARAGE
- SOUGHT AFTER PARC DERWEN DEVELOPMENT
- IDEAL FAMILY HOME, GREAT LOCATION
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10923

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FAMILY HOME, THREE BEDROOM DETACHED PROPERTY *** Daniel Matthew Estate Agents are pleased to offer to the market this immaculate three bedroom detached family home situated on a highly sought after Parc Derwen development, which has great commuter access via Junction 36 of the M4, and close to Bridgend train station. Property comprises entrance hallway, two reception rooms, cloakroom, and kitchen. To the first floor three bedrooms, en-suite to main bedroom and family bathroom. Further benefits off road parking and garage, front garden and beautiful rear garden, close to great school catchments, local amenities and McArthur Glen Shopping Outlet, Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door into welcoming hallway, plain ceiling, plain walls, tiled flooring, radiator, staircase leading to first floor, doors leading to all ground floor rooms.



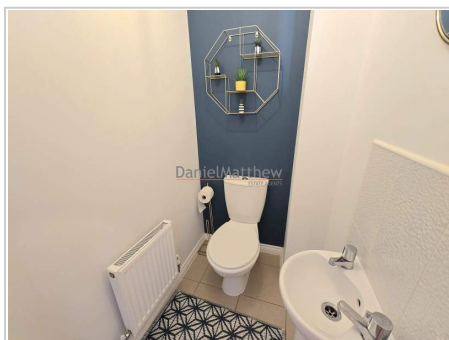
Lounge/Diner (16' 9" x 10' 2") or (5.10m x 3.09m)

Two UPVC double glazed windows to front and side aspect, UPVC double glazed French doors leading to beautiful garden, plain ceiling, plain walls, laminate flooring, two radiators.



Kitchen (14' 1" x 8' 4") or (4.28m x 2.54m)

Two UPVC double glazed windows to side and rear aspect, plain ceiling, plain walls, tiled flooring, tiled splashback, a range of matching hi-gloss wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob, extractor fan, integrated fridge/freezer, dishwasher and washing machine, radiator, storage cupboard, composite door leading to side access.



Cloakroom/w.c

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



Reception Room Two (9' 1" x 7' 10") or (2.78m x 2.39m)

Two UPVC double glazed window to front and side aspect, plain ceiling, plain walls, solid wooden flooring, radiator, An ideal room which can be used as a snug, office, dining room or playroom.



Landing

UPVC double glazed window to rear aspect, plain ceiling and loft access, plain walls, fitted carpet, radiator, doors leading into;-



Bathroom (6' 10" x 6' 3") or (2.09m x 1.90m)

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



Bedroom One (13' 0" x 10' 4") or (3.95m x 3.15m)

Two UPVC double glazed windows to front and side aspect, plain ceiling, plain walls, fitted carpet, built in wardrobes, radiator, door leading into en-suite.



En Suite (10' 2" x 3' 2") or (3.09m x 0.97m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, tiled flooring, extractor fan, three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with electric shower, radiator.



Bedroom Two (10' 5" x 9' 5") or (3.18m x 2.86m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, built in wardrobe, radiator



Bedroom Three (10' 10" x 6' 8") or (3.29m x 2.03m)

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



Outside

Services

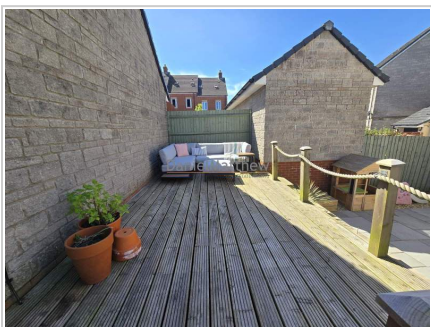
Mains electricity, mains water, mains gas, mains drainage

Tenure

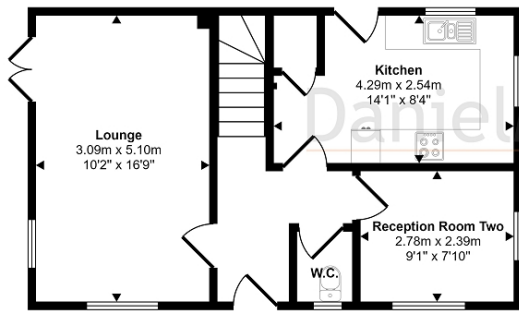
We are informed that the tenure is Freehold

Council Tax

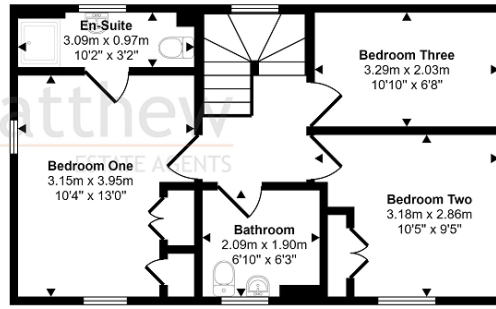
Band E



Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 43 sq m / 464 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.