

21 Ffordd Y Cigfran  
Coity  
Bridgend  
CF35 6FP

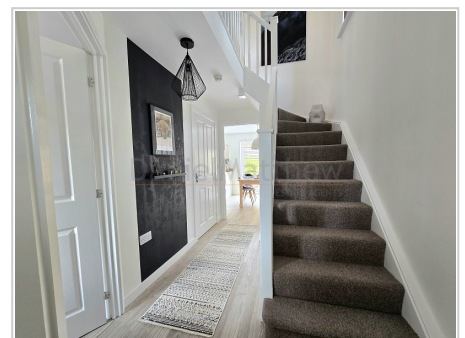
£310,000



- Well Presented Three Bedroom Detached
- Spacious Lounge
- Kitchen / Dining Room
- Utility Room
- Cloakroom / WC
- Ensuite To Master Bedroom
- Driveway To Garage
- Maintenance Free Landscaped Garden
- Close to M4 Junction 35 & 36
- OFFERED WITH NO ONGOING CHAIN

**Ref: PRA10955**

Viewing Instructions: Strictly By Appointment Only



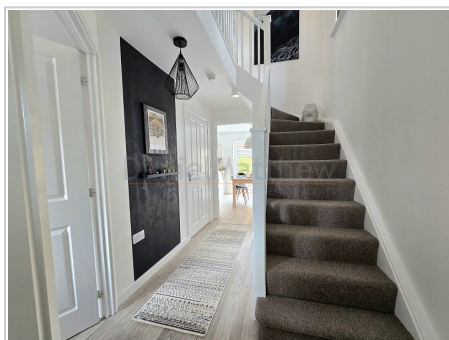
## General Description

**\*\*\*EXCEPTIONAL PRESENTATION & OVER LOOKING PUBLIC OPEN SPACE WITH NO ONGOING CHAIN\*\*\*** We are pleased to offer to the market this beautiful well proportioned three double bedroom detached property situated in the popular development of Parc Derwen. This property consists of a contemporary open plan kitchen/diner with utility room, separate lounge, and cloakroom / WC. To the first floor there are three double bedrooms with ensuite to the master and family bathroom. The driveway leads to a garage and the rear garden is spacious and maintenance free with a large patio area and nicely landscaped. The property has three years NHBC left and is situated in an excellent location over looking the public open space and within walking distance of local amenities, shops and schools. Close proximity to Bridgend Town Centre and easy access to Junction 35 & 36 of the M4. Call 01656 750764 to arrange a viewing.

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## Accommodation

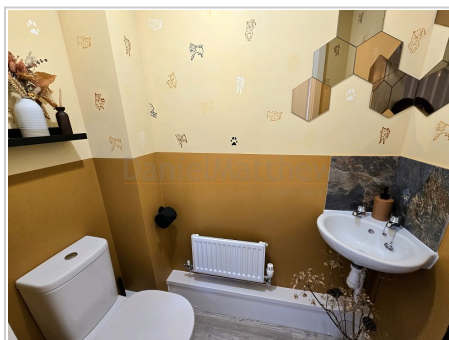
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### Entrance Hallway

Enter via front door into an inviting hallway which has skimmed walls and ceiling with carpeted staircase to first floor. Under stairs storage cupboard. Radiator. Pergo flooring. UPVC double glazed window to side elevation. Doors off to all rooms.

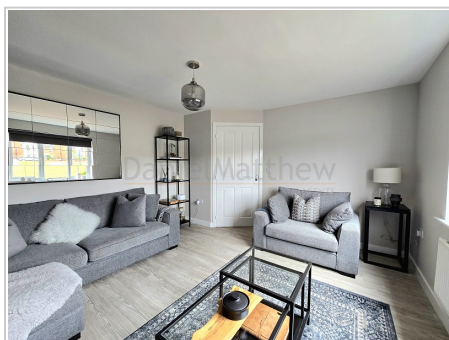
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### Cloakroom/w.c (5' 4" x 3' 0") or (1.63m x 0.91m)

A two piece suite in white with tiling to splash back area. Skimmed ceiling with pergo flooring. Radiator.

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### Lounge (12' 11" x 12' 2") or (3.93m x 3.71m)

A spacious room to the front of the property with a pleasant outlook over the public open space. UPVC double glazed window with radiator under. Skimmed walls and ceiling with pergo flooring.

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### Kitchen / Dining Room (18' 1" x 9' 4") or (5.51m x 2.85m)

An open plan kitchen / dining room to the rear of the property with a UPVC double glazed window and French doors out onto the garden. Skimmed walls and ceiling with down lights and pergo flooring. A fully fitted kitchen finished in high gloss white with coordinating work surfaces and one and a half bowl stainless steel sink with mixer tap. Integrated electric oven and hob with extractor. Integrated fridge / freezer and dishwasher. Space for dining table and chairs. Door leading to utility room.

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### Utility Room (5' 8" x 5' 4") or (1.72m x 1.63m)

Skimmed walls and ceiling. Pergo flooring. Work surface with plumbing and space for washing machine and tumble dryer. Wall mounted central heating boiler. Radiator. Door to storage cupboard / pantry. Door to rear garden.



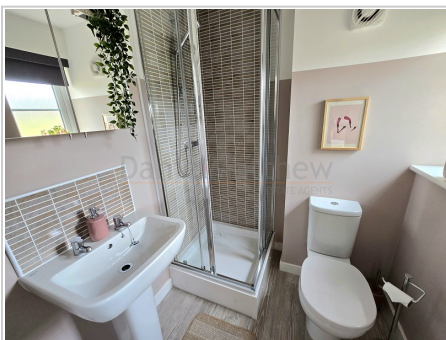
### Landing

Staircase to first floor landing. UPVC double glazed window to side elevation. Skimmed walls and ceiling. Fitted carpets. Access to loft which has a pull down ladder and part boarded. Storage cupboard.



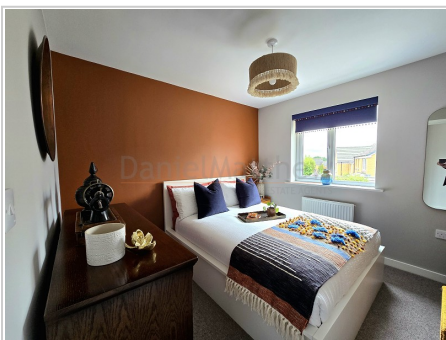
### Master Bedroom (13' 0" x 10' 9") or (3.95m x 3.28m)

Situated to the front of the property with UPVC double glazed window with pleasant outlook and radiator under. Skimmed walls and ceiling with fitted carpets. Door to ensuite.



### En Suite (5' 10" x 5' 4") or (1.79m x 1.62m)

A three piece suite in white which includes a low level WC, pedestal wash hand basin and shower cubicle. Tiling to splash back areas. Extractor. Skimmed ceiling and pergo flooring. Heated towel rail. UPVC obscure double glazed window.



### Bedroom Two (9' 7" x 9' 4") or (2.91m x 2.85m)

Situated to the rear of the property with UPVC double glazed window overlooking the garden and radiator under. Skimmed walls and ceiling with fitted carpets.



### Bedroom Three (9' 7" x 8' 6") or (2.91m x 2.58m)

Situated to the rear of the property with UPVC double glazed window overlooking the garden and radiator under. Skimmed walls and ceiling with fitted carpets.



### Bathroom (6' 9" x 5' 7") or (2.07m x 1.69m)

A three piece suite in white which includes a low level WC, pedestal wash hand basin and panelled bath. Tiling to splash back areas. Extractor. Skimmed ceiling and pergo flooring. Heated towel rail. UPVC obscure double glazed window.



### Garden

The garden is fully enclosed and has been tastefully landscaped with a large patio area. There is a step down to a seated area with decorative stones. The borders have mature shrubs and there is a turfed area. Access via a gate to the front.

The front is open plan and has a driveway leading the garage which has power.



### View

The property is situated in a lovely location overlooking a public open space.

## Services

Mains electricity, mains water, mains gas, mains drainage

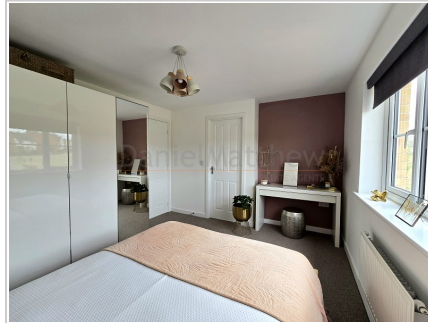
EPC Rating: B83

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D



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.