

21 Llys Y Dderwen
Coity
Bridgend County
CF35 6DE

£239,950



- BEAUTIFULLY PRESENTED THREE BEDROOM
- LOUNGE, KITCHEN AND CONSERVATORY
- THREE BEDROOMS
- BATHROOM, EN SUITE AND WC
- ENCLOSED GARDEN WITH SHED AND REAR PARKING SPACES
- 360 TOUR A MUST TO VIEW
- CLOSE TO LOCAL AMMENITIES, M4 AND MCGARTHERGLEN
- GREEN SPACE OUTLOOK
- IDEAL FIRST TIME BUYER PURCHASE

Ref: PRA11029

Viewing Instructions: Strictly By Appointment Only

General Description

**** IMMACULATE THREE BEDROOM WITH A GREEN SPACE OUTLOOK **** 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 rear 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

Enter via UPVC door, plain walls, plain ceiling, beautiful tile flooring, radiator and access to ground floor rooms and staircase.



Cloakroom/w.c

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



Kitchen

UPVC double glazed window to front aspect, plain ceiling, plain walls, 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, wall mounted combination boiler.



Lounge

UPVC double glazed window to rear aspect, plain ceiling, beautiful tiled flooring, storage cupboard, radiator, access to the conservatory.



Conservatory

UPVC conservatory with plain walls, sliding doors, tile flooring, radiator and glass roof.



Landing

Plain walls, plain ceiling, attic hatch, carpet flooring, storage cupboard and access to first floor rooms,



Bedroom One

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, feature panel walls, carpet flooring, radiator and access to the en suite.



En Suite

Three piece suite comprising shower enclosure with thermostatic shower, plain ceiling with extractor fan, tiled playback walls, vinyl flooring, radiator, comprising low level WC, pedestal wash hand basin.



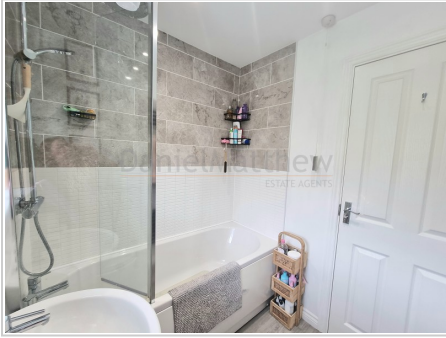
Bedroom Two

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



Bedroom Three

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



Bathroom

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- Small shrub boundary, laid to decorative stones and path to the front of the property.

REAR- Wall and fence boundary with rear and side garden, summer house to remain, raised flower beds, laid to Astroturf and laid to patio, side gate leads to the side garden with space for a storage shed or garden items etc.

PARKING- Rear gate allows access to paver block parking area with two allocated spaces.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

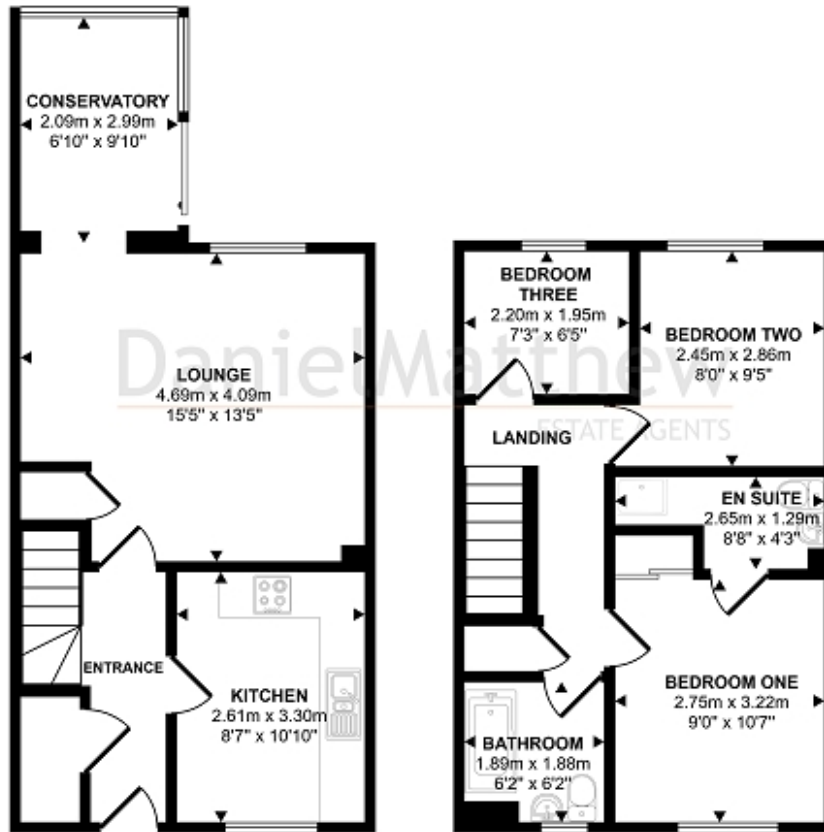
Council Tax

Band Not Specified

Deposit: £0.00



Approx Gross Internal Area
79 sq m / 846 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 37 sq m / 396 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.