



51, Clos Yr Eryr
Bridgend, CF35 6HE

Watts
& Morgan

51 Clos Yr Eryr

Bridgend CF35 6HE

£299,999 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

We are delighted to offer to the market this immaculately presented three double bedroom detached property. Situated on a desirable plot within the popular development of Parc Derwen in Coity. Situated within walking distance of local amenities, shops and schools. Close proximity to Bridgend Town Centre for transport links and conveniently located for great commuter access to Junction 36 of the M4. The 'Ferndale' style property is a larger three double bedroom design and comprises of entrance hall, lounge, kitchen/dining room, WC. First floor landing, main double bedroom with en-suite shower room, two further double bedrooms and family bathroom. Externally enjoying a rear landscaped garden with patio area, private driveway and single garage. EPC Rating "B"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door with adjacent glazed panels. The entrance hallway offers herringbone style karndean flooring throughout and carpeted staircase leading to the first floor landing. The main hallway also features large built-in storage cupboard with double doors. The downstairs WC has been fitted with a 2-piece suite comprising of a low level dual flush WC and wall mounted wash hand basin. The living room is a spacious light reception room with continuation of the karndean flooring and uPVC window to the front elevation. The kitchen/dining room has been fitted with a range of contemporary high gloss wall and base units and laminate work surfaces and recessed spotlighting throughout. Space is provided for high stools and freestanding dining furniture. Integral appliances to remain include 4-ring gas hob, stainless steel extractor fan, oven, grill, integral dishwasher, washing machine and dual bowl stainless steel sink. The kitchen offers uPVC windows overlooking the rear and uPVC patio doors with adjacent glazed panels open out to the rear patio area. The kitchen/dining room also features large built-in storage cupboard with space for an appliance.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a generous size double bedroom with carpeted flooring and uPVC window to the front elevation. Leads into an en-suite shower room fitted with a 3-piece suite comprising of a walk-in shower cubicle with electric shower, pedestal wash-hand basin and dual flush WC. Further features include tiles surrounding the shower and obscured uPVC window to the front elevation and built in storage housing the boiler. Bedroom two is a further good size double bedroom with carpeted flooring and uPVC window overlooking the rear. Bedroom three is another double bedroom with carpeted flooring and uPVC window to the rear elevation. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with free-hand overhead shower, pedestal wash-hand basin and dual flush WC. Further features include tiled flooring, partially tiled walls and an obscured uPVC window to the side elevation.

GARDENS AND GROUNDS

No.51 is accessed off Clos Yr Eryr with a private driveway to the front of the property providing off-road parking for two vehicles leading down to a single garage. To the rear of the property lies a well presented landscaped garden with a lower and raised patio area ideal for outdoor furniture whilst the remainder is predominantly laid to lawn. The rear garden benefits from a private aspect backing onto greenery behind.

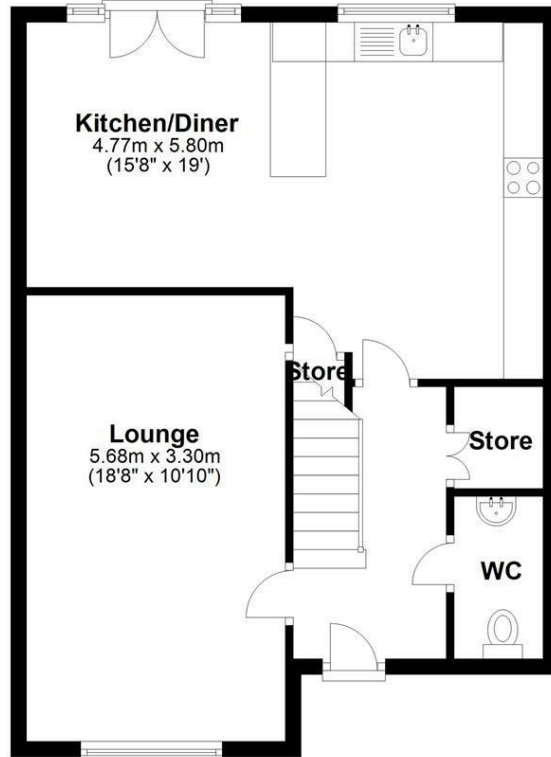
SERVICES AND TENURE

All mains services connected. Freehold.



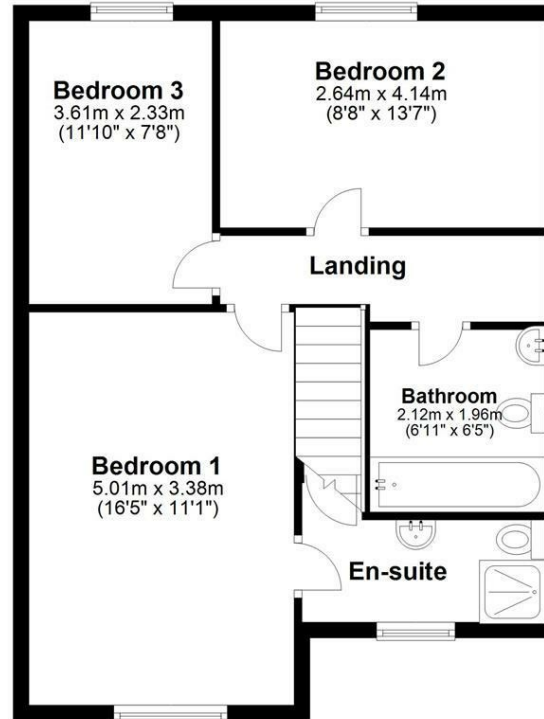
Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

