



56, Clos Yr Eryr
Bridgend, CF35 6HE

Watts
& Morgan



56, Clos Yr Eryr

Coity, Bridgend CF35 6HE

£230,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offering to the market this well presented three bedroom semi-detached property situated in the sought after Parc Derwen development in Coity. Located in a prime position backing onto fields behind. Within walking distance of local shops, amenities, Coity village itself and great commuter access to Bridgend town centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, kitchen/dining room, WC/cloakroom. First floor landing, main bedroom with ensuite shower room, two further bedrooms and family bathroom. Externally enjoying private driveway and well maintained rear garden. EPC Rating "B".

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 1.8 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door leading into the entrance hallway with laminate flooring, carpeted staircase to the first floor and understairs storage cupboard.

Downstairs cloakroom/WC has been fitted with a 2-piece suite comprising of a dual flush WC, wall mounted wash-hand basin with tiled flooring and window to the front.

To the front of the property is the lounge, it is a great size reception room with laminate flooring and windows overlooking the front.

To the rear is the kitchen/dining room which has been comprehensively fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over. Integral appliances to remain include the 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding fridge freezer, washing machine and dishwasher. The kitchen/dining room offers laminate flooring, tiled splashbacks, windows overlooking the rear garden and patio doors opening out to the rear. There is ample space for freestanding dining table.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch. There is a built-in airing cupboard housing the gas boiler.

Bedroom one is a good size double bedroom with fitted carpets, windows to the front leading into an ensuite shower room. The ensuite has been fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash-hand basin with partly tiled walls, tiled flooring and fitted extractor fan.

Bedroom two is a further double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a comfortable single room with carpeted flooring and windows to the front.

The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, partly tiled walls and windows to the rear.

GARDENS AND GROUNDS

Approached off Clos Yr Eryr No.56 offers a private drive to the side with off-road parking for two vehicles, there is a gate leading around to the rear garden. To the rear of the property is a well maintained fully enclosed garden with a predominantly laid to lawn with a decked area ideal for outdoor furniture. The garden benefits from a private aspect backing onto fields behind.

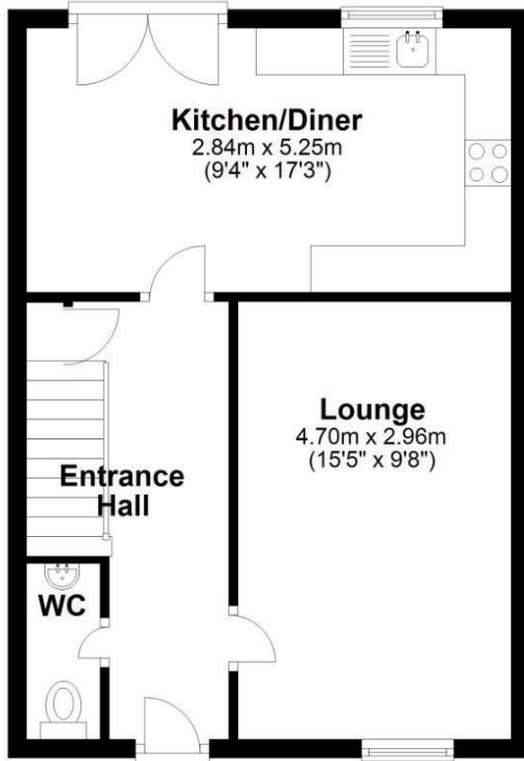
SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "B". Council Tax "D".



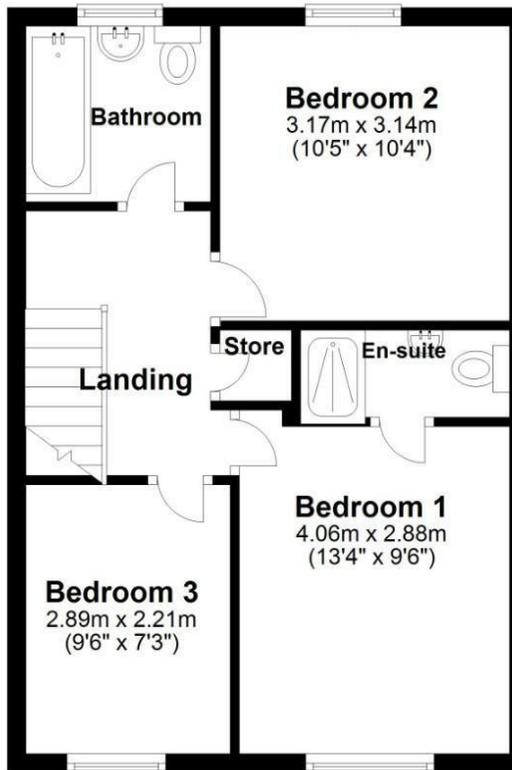
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)

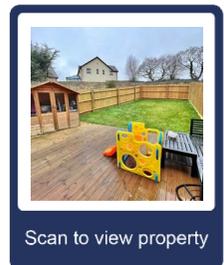


Total area: approx. 82.2 sq. metres (885.3 sq. feet)

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 83 | |
| (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 | |



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.



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