



119, Ffordd Y Draen
Bridgend, CF35 6FQ

Watts
& Morgan



119, Ffordd Y Draen

Coity, Bridgend CF35 6FQ

£385,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented four bedroom detached property situated in a picturesque position on the Parc Derwen development in Coity overlooking a large landscaped green area. The property is presented to an extremely high standard throughout, having undergone multiple recent modern upgrades. The home is located within walking distance of local shops, schools, amenities and close proximity to Coity Village itself, Bridgend Town Centre and Junction 36 of the M4.

Accommodation at ground floor comprises of entrance hallway, living room, kitchen, dining room, bespoke boot room below the staircase and a ground floor cloakroom. Accessed from the first floor landing is bedroom one with modern ensuite shower room, two further ample sized double bedrooms, a single bedroom and a stylish family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and an enclosed rear garden.

Directions

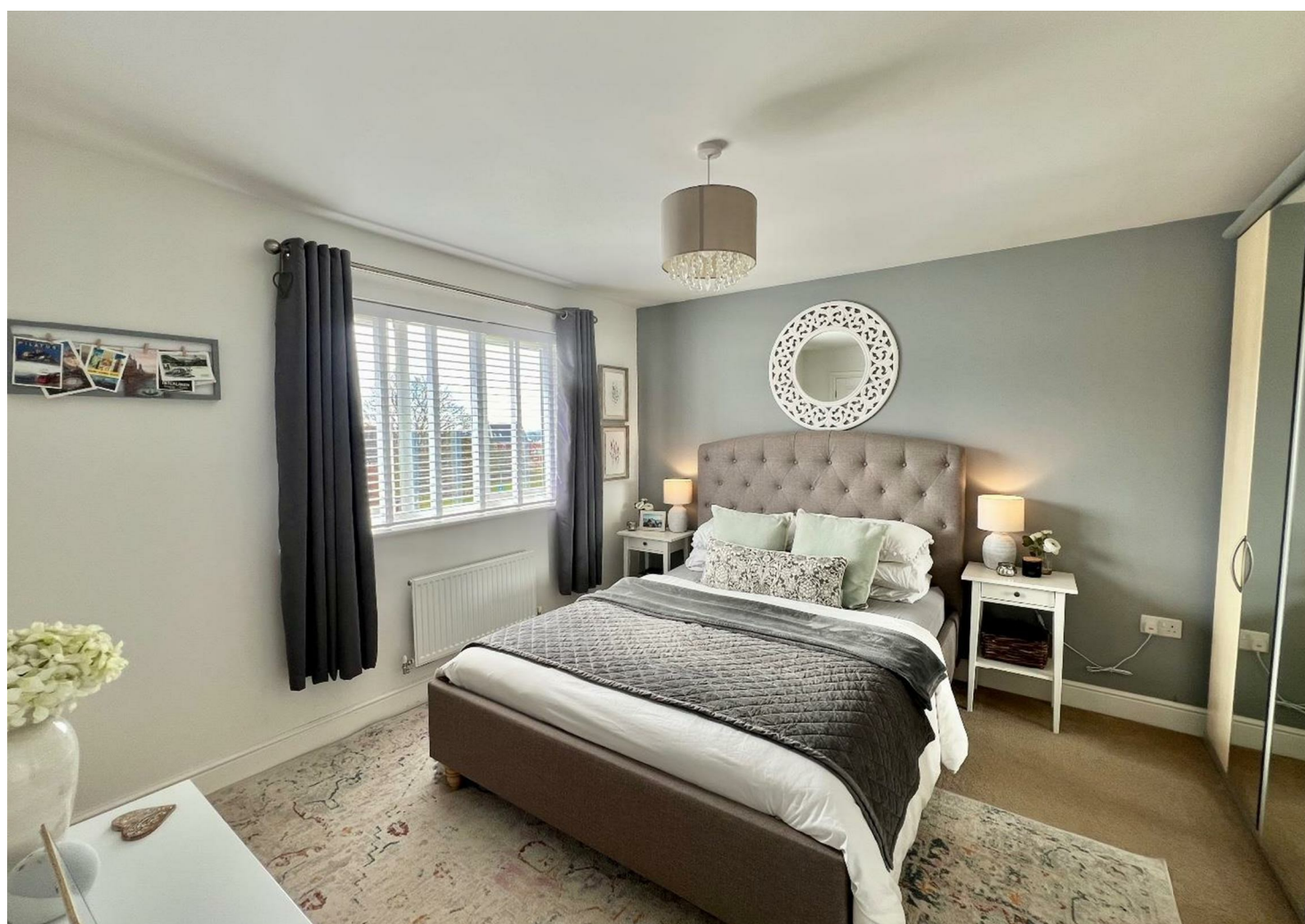
* Bridgend town centre - 2.5 Miles * Cardiff City Centre - 22.5 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door leading into the entrance hallway with laminate flooring and carpeted staircase rising to the first floor. Located below the staircase is a modern boot room with built-in storage, bench seating and spotlights. The home benefits from approximately 2.6m floor to ceiling heights throughout. The living room is a large bright reception room with windows overlooking the front garden and the large landscaped green area beyond and patio doors opening out onto the rear garden. The living room benefits from a new carpeted flooring, central feature electric fire and feature wall panelling. The modern-traditional styled ground floor cloakroom is fitted with a WC and wash-hand basin with tiled flooring, tiled splashback and window to the rear. The very spacious bright open plan kitchen/dining room benefits from laminate flooring, windows overlooking the rear garden and a set of windows to the front overlooking the green. The stylish and recently installed kitchen has been fitted with a range of shaker style wall and base units with complementary lightwood work surfaces over with under cupboard LED lighting and ceiling spotlights. An attractive coordinated island/breakfast bar with overhead pendant lighting partially separates the kitchen and dining room. Integrated appliances include integrated fridge freezer, dishwasher, 4-ring gas hob with oven, grill and stainless extractor hood over. Ample space for a freestanding dining table. The dining room boasts views overlooking the front garden and the large landscaped green area beyond and is well sized for a freestanding dining table or secondary sitting area. Feature wall panelling adds character and interest to the room.

The first-floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a great size main bedroom with alcove for wardrobes, carpeted flooring and windows overlooking the landscaped green to the front. Leading into a modern recently upgraded ensuite which has been updated with a walk-in shower, WC with stylishly concealed cistern and a wash-hand basin. The ensuite benefits from marble effect porcelain tiling to the walls and flooring, ceiling spotlighting and a window to the front. Bedroom two is a generous second bedroom with carpeted flooring and window to the front. Bedroom three is a third double bedroom with carpeted flooring and featured wallpapered walls and half height wall panelling around the room and a window overlooking the rear garden. The fourth bedroom benefits from herringbone laminate flooring and window to the rear. The stylish and recently upgraded family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin set within vanity unit with LED bathroom mirror and with contrast tiling to the walls and flooring. There is window to the rear.

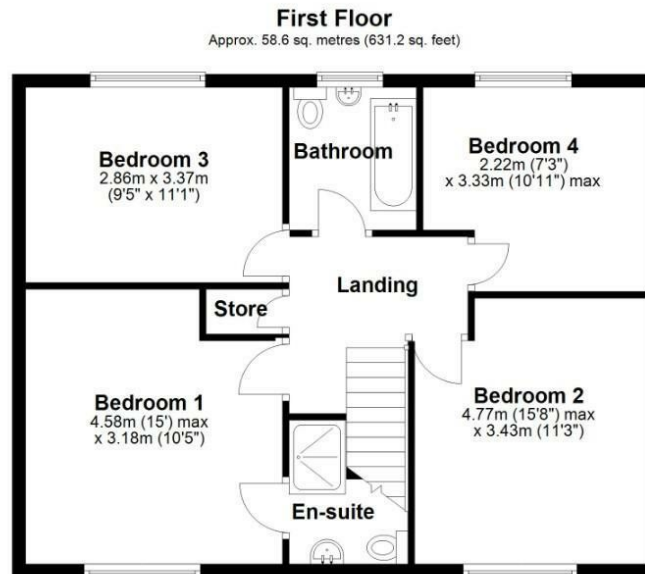
GARDENS AND GROUNDS

Approached off Ffordd Y Draen No.119 benefits from a picturesque position accessed off a private road overlooking a large green landscaped area to the front. The property benefits from a private driveway to the side with off-road parking for numerous vehicles in front of the single garage, the garage benefits from manual up and over door with power and plumbing inside. The front garden, with shrubs and laurel hedging sets the house back from the private road. To the rear of the property is a fully enclosed garden predominantly laid to lawn with an abundance of colourful shrubs and flower borders, there is a separate patio area ideal for outdoor furniture and a gate providing access out to the drive.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax "E".

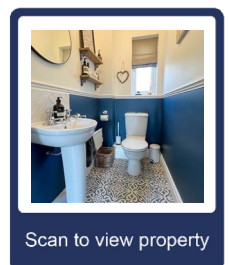




Total area: approx. 119.6 sq. metres (1287.3 sq. feet)



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		
	80	89
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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