



70, Clos Yr Eryr  
Bridgend, CF35 6HE

Watts  
& Morgan







# 70, Clos Yr Eryr

Coity, Bridgend CF35 6HE

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**£229,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A perfect first time purchase. Immaculately presented three bedroom semi-detached property situated in a sought after location on the Parc Derwen Development. This contemporary property located conveniently within walking distance of local shops, schools, amenities, Coity Village and offering great access to Bridgend Town and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, open plan kitchen/dining room, WC. First floor landing, two double bedrooms, one single room and a family bathroom. Externally offering a private drive to the side with off-road parking for 2 vehicles and a landscaped garden.

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## Directions

\* Bridgend - 2.0 Miles \* Cardiff - 20.0 Miles \* J36 of the M4 -1.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with vinyl flooring and a carpeted staircase leads up to the first floor. The ground floor WC is fitted with a 2-piece white suite comprising of a WC and wash-hand basin with vinyl flooring and a window to the front. The living room is a great size reception room with a window to the front, vinyl flooring and a handy understairs storage cupboard. Leads into the open plan kitchen/dining room. The open plan kitchen/dining room is fitted with a range of coordinating wall and base units with complementary work surfaces over, tiled splashbacks and vinyl flooring. Integrated appliances include 4-ring gas hob with oven, grill and extractor hood over with stainless steel splashback and space is provided for a freestanding fridge freezer and washing machine. There is ample space for a freestanding dining table, windows overlook the rear garden and patio doors open out onto the garden.

The first floor landing offers carpeted flooring, window to the side and access to the loft hatch. There is a built-in airing cupboard and all doors lead off. Bedroom one is a double bedroom with vinyl flooring and windows to the front.

Bedroom two is a second double bedroom with vinyl flooring and windows to the rear. The third bedroom benefits from vinyl flooring and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the rear.

### GARDENS AND GROUNDS

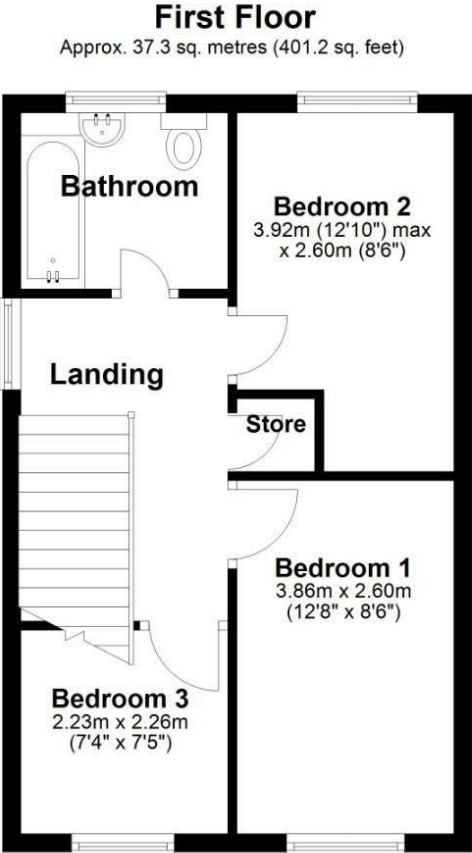
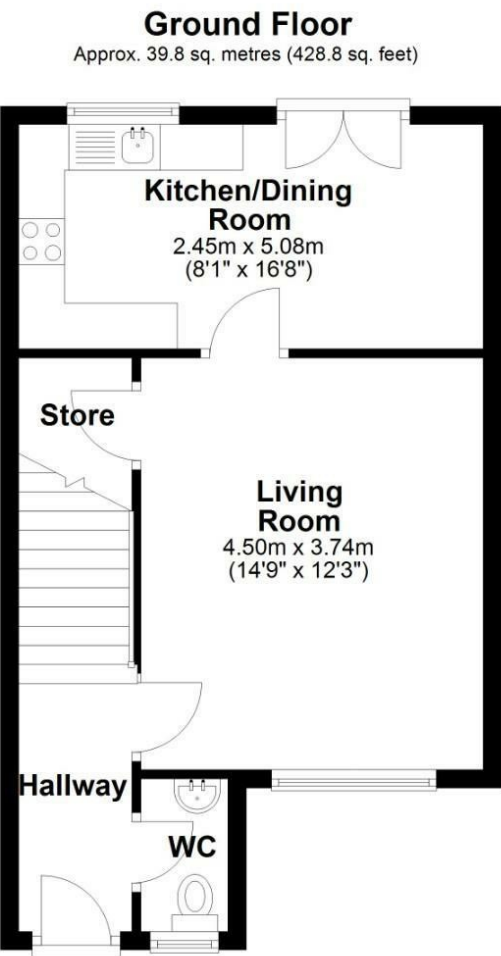
Approached off Clos Yr Eryr No.70 benefits from a private driveway to the side with off-road parking for 2 vehicles. A timber gate provides access around to the rear garden. The front garden is laid with stone chippings. To the rear is a beautifully landscaped fully enclosed garden with two patio areas perfect for outdoor furniture, the remainder is laid to lawn with colourful shrubs and flowers.

### ADDITIONAL INFORMATION

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



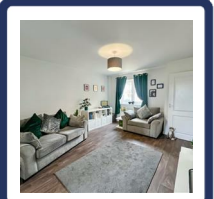




Total area: approx. 77.1 sq. metres (830.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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