



79, Llys Ceirios
Bridgend, CF35 6QB

Watts
& Morgan

79 Llys Ceirios

Coity, Bridgend CF35 6QB

£220,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

*****GUIDE PRICE £220,000 - £230,000 *****

Offering to the market this immaculately presented 3 bedroom semi-detached property situated in a sought after area in the popular Parc Derwen development in Coity. This beautifully presented property is within walking distance of local shops, amenities and Coity Village. Close proximity to Bridgend Town Centre, McArthur Glen Outlet and Junction 36 of the M4. Accommodation comprises; entrance hall, WC, lounge and kitchen/dining room. First floor; main bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes, a single bedroom and a family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, enclosed south facing garden with landscaped patio area. Being sold with no ongoing chain. EPC Rating; 'B'.

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 21.1 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a PVC front door leading into the entrance hallway with fitted carpets and access to the ground floor cloakroom.

The cloakroom is fitted with a 2-piece suite comprising; WC and wash hand basin. Features an obscured PVC window to the front.

The main living room is a light and spacious reception room with carpeted flooring, a large built-in storage cupboard and windows to the front.

To the rear is the kitchen/dining room fitted with a contemporary range of coordinating wall and base units with complementary laminate work surfaces over recessed spot lighting, vinyl flooring, a window over-looking the rear and French doors opening out onto the rear patio area. There is ample space for freestanding dining furniture. Integral appliances to remain; 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer and 2 further appliances.

FIRST FLOOR

The first floor landing offers carpeted flooring, a built-in airing cupboard and provides access to the loft hatch.

Bedroom One situated to the front of the property is a good size double bedroom with carpeted flooring, windows to the front, a built-in storage cupboard and fitted wardrobes with mirrored sliding doors. The en-suite shower room is fitted with a 3-piece suite comprising; a separate shower enclosure, WC and wash hand basin. Also benefits from vinyl flooring, part tiled walls and windows to the front.

Bedroom Two is a further double bedroom with carpeted flooring, fitted wardrobes with mirrored sliding doors and windows to the rear.

Bedroom Three is a comfortable single room with carpeted flooring and windows to the rear.

The family bathroom is fitted with a 3-piece white suite comprising; a panelled bath with overhead shower, WC and wash hand basin. Benefitting from part tiled walls, vinyl flooring and a window to the side.

GARDENS AND GROUNDS

Approached off Llys Ceirios, no. 79 benefits from a lawned garden to the front and a private driveway to the side providing off-road parking for multiple vehicles and a courtesy gate leads into the rear garden.

To the rear is an enclosed well proportioned south facing garden with a large patio area and a fitted pergola – perfect for outdoor furniture. The rest of the garden is laid to lawn, all enclosed via timber fencing.

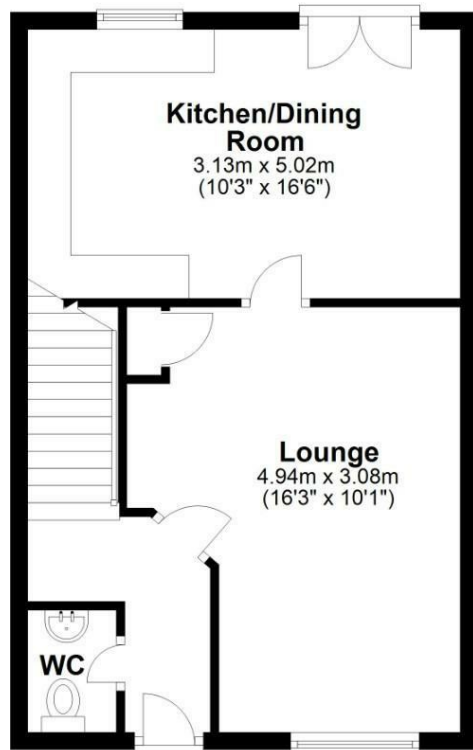
SERVICES AND TENURE

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



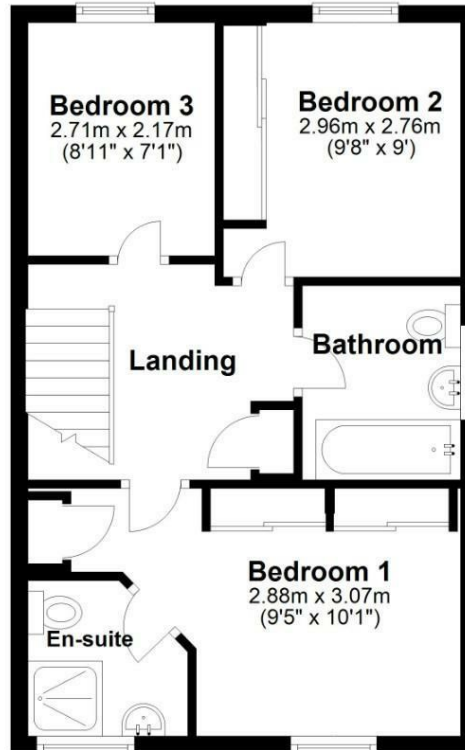
Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 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		96
(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

