



Plot 7, Coed Parc Rise
Bridgend, CF31 4HE

Watts
& Morgan

Plot 7 Coed Parc Rise

Off Walters road, Bridgend CF31 4HE

£700,000 Freehold

6 Bedrooms | 4 Bathrooms | 2 Reception Rooms

An impressive architect designed 6 double bedroom property. This contemporary brand new home has been designed to offer both luxury and comfort to create the perfect family home offering flexible accommodation set over 3 floors. Situated in an executive new development in a desirable location surrounded by woodland. Just a short walk from Bridgend town centre with an array of amenities to include shops and restaurants and located to Newbridge playing fields nearby. Coed Parc Rise is conveniently posited just 2 miles from J36 of the M4 Motorway. Accommodation briefly comprises; Ground floor; entrance porch, ground floor WC, hallway, snug, study, open plan kitchen / dining / living room and utility. First floor; 2 double bedrooms with en-suite shower room, 2 further double bedrooms and a family bathroom. Second floor; 2 double bedrooms and a bathroom. Externally offering a landscaped garden, private drive and detached garage.

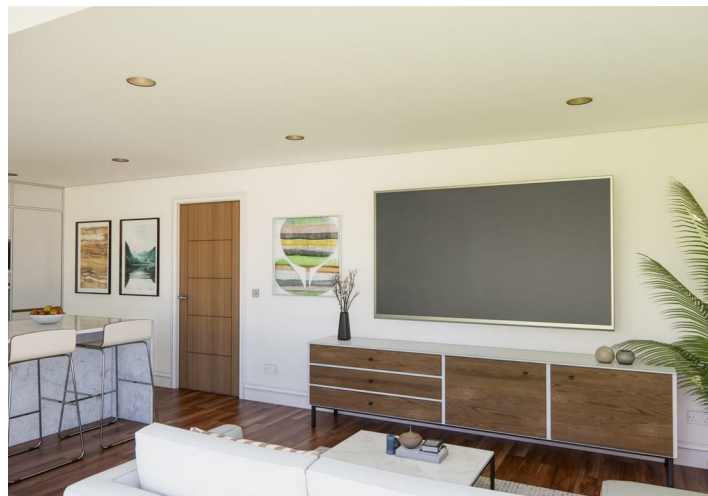
Directions

* Bridgend town centre - 0.2 Miles * Cardiff city centre - 18.0 Miles * J36 of the M4 - 2.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The development is located in prime position at the rear of the Coed Parc "Old Library" Grade 2 listed deployment. When completed Coed Parc Rise will be accessible from Walters Road. The development is set in an executive and attractive grounds surrounded by mature woodland.

The property will feature all windows Anthracite on the outside and white on the inside and an aluminium front door in Anthracite. The heart of the time will be the spacious open plan kitchen/ dining/ living room benefitting from Anthracite aluminium bi-folding doors. The kitchen will be fitted with a high quality exclusive kitchen with quality worksurfaces and 'Neff' appliances, luxury flooring and tiling. There are two additional great sized reception rooms to be utilised as second sitting room and study. The ground floor benefits from an additional WC and utility room. The first floor offers 4 spacious double bedrooms, 2 with private en-suite bathrooms a further family bathroom. The second floor offers 2 further double bedrooms and an additional bathroom.

MAINTENANCE CHARGE

A maintenance charge will be put in place. The amount for this is to be confirmed.

ADDITIONAL INFORMATION

Mains electricity, mains water, mains gas and mains drainage.

Freehold

Council tax band - TBC.

EPC Rating - B



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.



Total area: approx. 232.2 sq. metres (2499.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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



Bridgend
 T 01656 644 288
 E bridgend@wattsandmorgan.co.uk

Cowbridge
 T 01446 773 500
 E cowbridge@wattsandmorgan.co.uk

Penarth
 T 029 2071 2266
 E penarth@wattsandmorgan.co.uk

London
 T 020 7467 5330
 E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**