68, Ffordd Y Draen

Bridgend, CF35 6DQ

Watts & Morgan

68 Ffordd Y Draen

Coity, Bridgend CF35 6DQ

£350,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful four bedroom detached property, located on the popular Parc Derwen Development in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, modern kitchen/diner, utility room with access to the rear garden, downstairs WC and a spacious living room with patio doors overlooking the rear garden. To the first floor, four great sized bedrooms with an ensuite to the master bedroom as well as a family bathroom with bath. Externally the property offers an enclosed rear garden as well as benefitting from off road parking and a garage.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 2.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a composite front door, opening into a welcoming entrance hallway with stylish LVT flooring, a carpeted staircase rising to the first floor, and a useful storage cupboard.

The ground floor WC is fitted with LVT flooring and comprises a modern two-piece suite, including a wash hand basin and WC, complemented by a front-facing window.

The spacious open-plan kitchen/dining room features a continuation of LVT flooring and is fitted with a contemporary range of matching wall and base units with complementary work surfaces. Integrated appliances include a dishwasher, with additional space for a fridge/freezer. Dual-aspect windows to the front and rear allow for an abundance of natural light, while the generous layout provides ample space for dining furniture.

The utility room is accessed directly from the kitchen and is fitted with matching wall and base units, along with space and plumbing for a washing machine. A PVC door provides convenient access to the rear garden.

The spacious living room features carpeted flooring, a front-facing window, and double patio doors leading to the rear garden, offering a light and inviting space for relaxing and entertaining.

The carpeted first-floor landing provides access to four well-proportioned bedrooms, the family bathroom, and a useful storage cupboard.

The main bedroom is positioned at the rear of the property and features carpeted flooring and a rear-facing window. It also benefits from an ensuite bathroom, fitted with vinyl flooring and a modern three-piece suite comprising a wash hand basin, WC, and enclosed shower, together with a rear-facing window.

Bedroom Two is a generous double room, also located at the rear of the property, and offers carpeted flooring and a rear-facing window.

Bedroom Three is situated at the front of the property and features carpeted flooring and a front-facing window.

The family bathroom is fitted with vinyl flooring and comprises a contemporary three-piece suite, including a wash hand basin, WC, and bath with shower over.

Bedroom Four is another well-proportioned room, complete with carpeted flooring and a front-facing window.

GARDEN AND GROUNDS

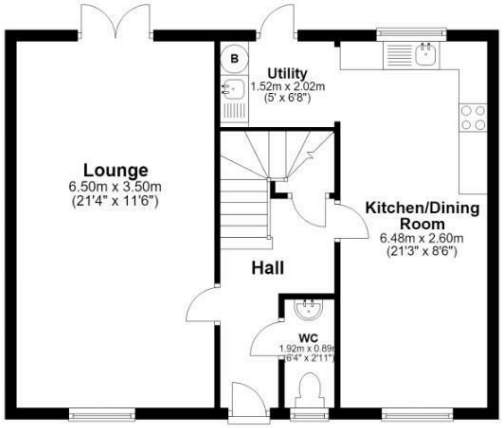
Approached off Ffordd Y Draen, Number 68 benefits from a private driveway providing convenient off-road parking, along with an integral garage. To the rear, the property boasts a fully enclosed, landscaped garden designed for ease of maintenance, featuring a combination of patio, gravel, and decking areas, ideal for outdoor seating and entertaining. The garden also includes a storage shed and greenhouse, all enclosed by secure fencing, creating a private and practical outdoor space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘B’. Council Tax is Band 'E'.

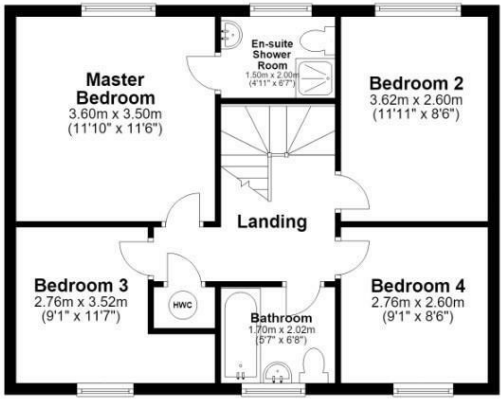
Ground Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



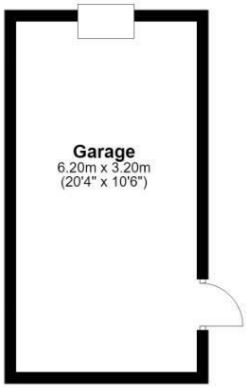
First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



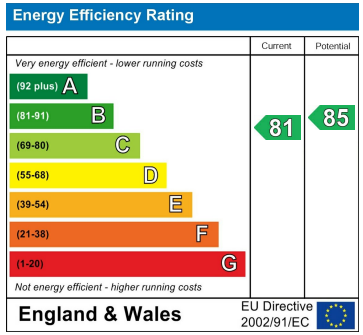
Garage

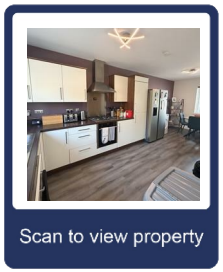
Approx. 19.8 sq. metres (213.4 sq. feet)



Total area: approx. 127.8 sq. metres (1375.5 sq. feet)

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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