



67, Clos Yr Eryr
Bridgend, CF35 6HE

Watts
& Morgan

67 Clos Yr Eryr

Bridgend CF35 6HE

£235,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offering to the market this spacious well presented 3 bedroom semi-detached property situated in a quiet spot in the popular Parc Derwen development in Coity. Located conveniently within walking distance of local schools, shops and amenities and just a short distance from Bridgend town centre. Situated with great commuter access via J36 of the M4 motorway. This Llanmoor built property comprises; entrance hall, wc, lounge, kitchen/ dining room. First floor; main bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. Externally enjoying a private driveway with off road parking for 2 vehicles, front garden with outdoor storage shed and rear enclosed garden with patio area. EPC "B"

Directions

*Bridgend Town Centre- 1.8 Miles * Cardiff City Centre- 21.5 Miles * J36 of the M4 Motorway - 1.5 Miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering laminate flooring. A 2-piece ground floor WC serves the ground floor. A carpeted staircase leads up to the first floor landing and offers useful under stairs storage. The lounge is a spacious reception room offering continuation of the laminate flooring, a uPVC window to the front elevation.

The kitchen/dining room has been fitted with a range of wall and base units and vinyl work surfaces. Integral appliances to remain include; oven and grill and a 4-ring gas hob with extractor fan over. Further features include a stainless steel sink unit, a uPVC window to the rear elevation and vinyl flooring. The dining area offers ample space for freestanding furniture and uPVC French doors provide access onto the rear garden.

FIRST FLOOR

First floor landing offers carpeted flooring, access to loft hatch, built-in airing cupboard housing the gas combi boiler.

Bedroom One is a spacious double bedroom with uPVC window to the front elevation, carpeted flooring, door leads off into en-suite shower room. The en-suite has been fitted with 3-piece white suite comprising low level dual flush WC, pedestal sink and shower cubicle, partially tiled walls and vinyl flooring.

Bedroom Two is a further double bedroom with uPVC window to the rear elevation, carpeted flooring.

Bedroom Three is a spacious single bedroom with uPVC window to the front elevation and carpeted flooring.

The family bathroom has been fitted with a 3-piece white suite comprising low level dual flush WC, pedestal sink and panelled bath with . Further features include uPVC obscured glazed window to the rear elevation, partially tiled walls and vinyl flooring.

GARDENS AND GROUNDS

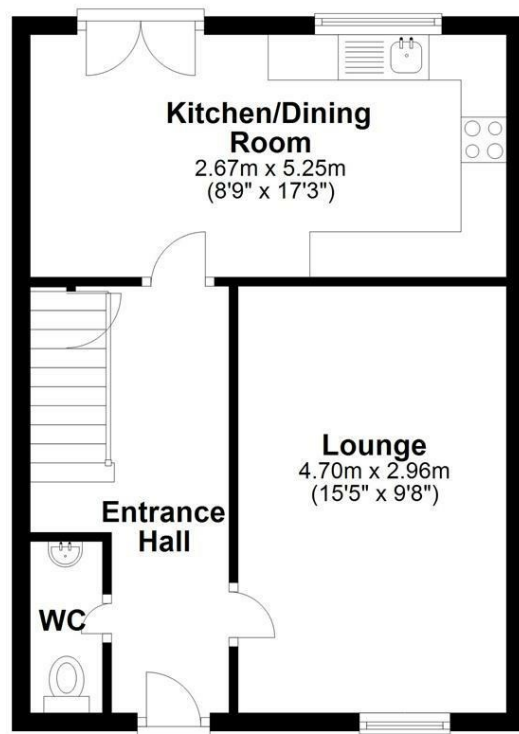
Approached off Clos Yr Eryr with a private tarmac driveway to the front of the property providing off road parking for two vehicles. To the front is forecourt style garden laid with stone chippings and an artificial turfed section with a solid wood outdoor storage shed. To the rear of the property is a well maintained lawned garden with a patio area ideal for outdoor furniture.

SERVICES AND TENURE

Freehold. All mains connected. EPC B. Council Tax band D.

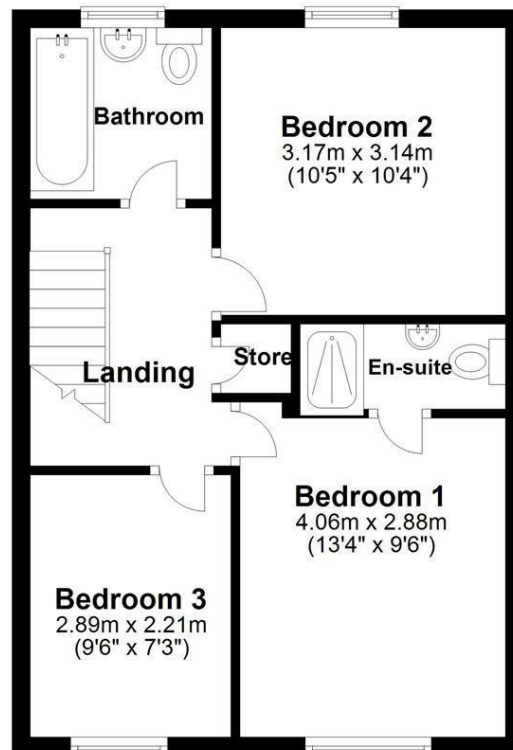
Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 81.4 sq. metres (875.9 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		93
(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



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