



110, Ffordd Y Draen
Bridgend, CF35 6DQ

Watts
& Morgan

110 Ffordd Y Draen

Coity, Bridgend CF35 6DQ

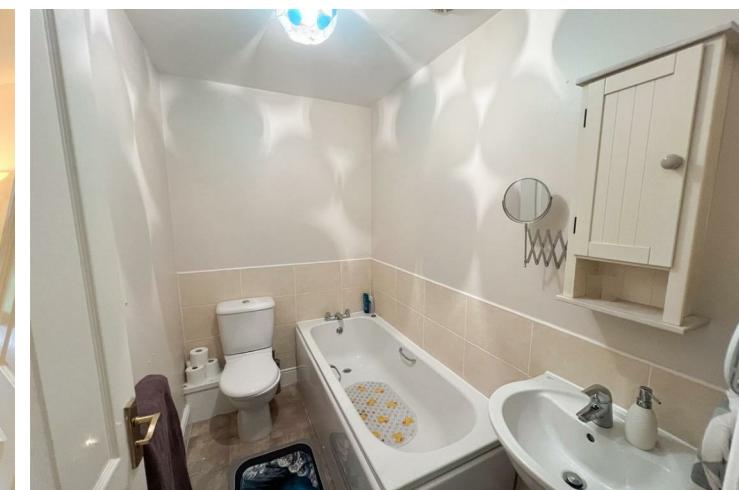
£260,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautiful 3 bedroom end terraced 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, downstairs WC and a spacious living room with patio doors overlooking the rear garden. To the first floor, three 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

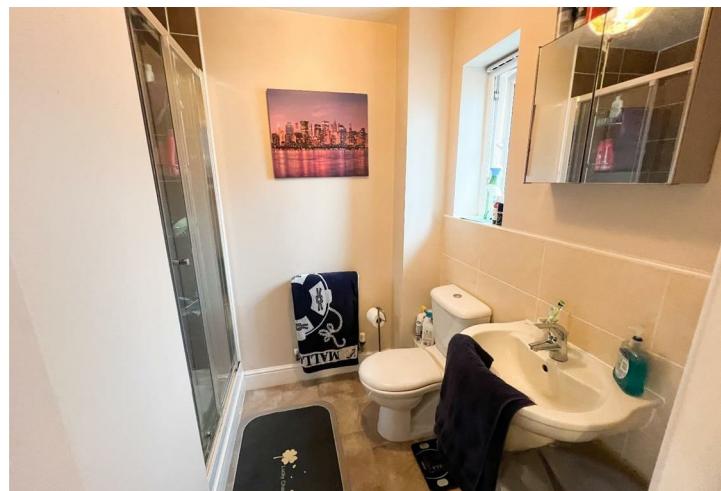
* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 2.0 Miles



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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a composite front door leading into a welcoming entrance hallway, featuring wood-effect laminate flooring and a carpeted staircase leading to the first floor. To the front of the property, the kitchen is fitted with laminate flooring and a modern range of coordinating wall and base units with complementary work surfaces, along with space and plumbing for a washing machine and fridge/freezer.

To the rear, the spacious living room features continuation of laminate flooring and benefits from double patio doors providing direct access to the rear garden. This room also features a useful built-in storage cupboard.

The ground floor WC offers laminate flooring and is fitted with a two-piece suite comprising a wash hand basin and WC.

The first-floor landing is carpeted and offers access to a good sized storage cupboard. To the rear of the property are two well-proportioned bedrooms, both carpeted and enjoying rear-facing windows.

To the front, the master bedroom features carpeted flooring and a front-facing window, along with an en-suite bathroom fitted with vinyl flooring and a three-piece suite comprising a wash hand basin, WC, and enclosed shower, as well as a front-facing window.

The family bathroom is fitted with vinyl flooring and a three-piece suite consisting of a wash hand basin, WC, and bath.

GARDENS AND GROUNDS

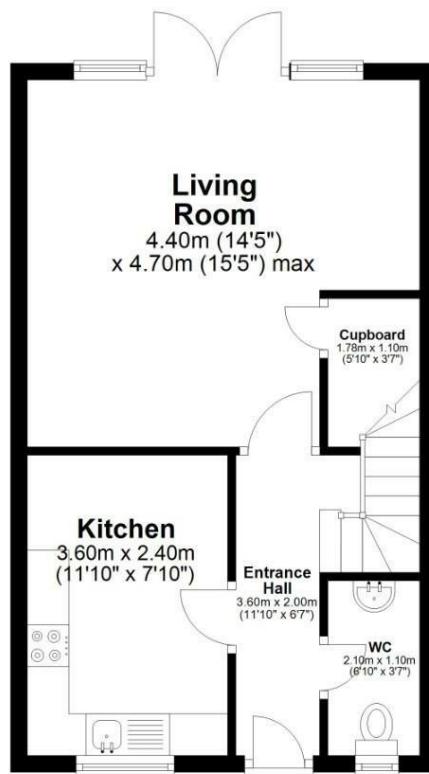
Approached off Ffordd Y Draen, number 110 enjoys private parking to the rear providing convenient off-road parking as well as a spacious garage. The property boasts a fully enclosed and landscaped garden featuring a combination of artificial lawn and patio as well as a small decking area, perfect for garden furniture, all bordered by secure fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'TBC'. Council Tax is Band 'D'.

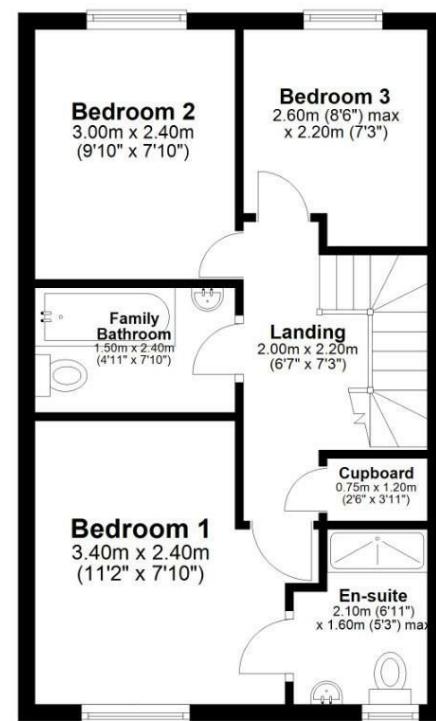
Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 76.3 sq. metres (820.8 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.

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



Scan to view property

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