



69, Llys Ceirios
Bridgend, CF35 6QB

Watts
& Morgan



69, Llys Ceirios

Coity, Bridgend CF35 6QB

£255,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are excited to offer to market this three bedroom semi-detached property privately positioned in a tranquil part of the estate overlooking the green, located in the popular Parc Derwen Development in Coity. Less than 1 mile to Junction 36 of the M4, McArthur Glen Outlet and Bridgend Town Centre. Accommodation comprises entrance porch, lounge, inner hallway with cloakroom, WC, modern fitted kitchen/dining room with French doors to the rear. First floor landing, master bedroom with ensuite shower room, two further good size bedrooms and a 3-piece family bathroom. Externally offering a west facing garden exceptionally landscaped to a high standard. Garage and off-road parking for multiple vehicles leading to a single integral garage. EPC Rating "B".

Directions

* Bridgend - 2.0 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance via a composite glazed door into entrance porch which leads into the lounge, a generous sized neutrally decorated reception room offering carpeted flooring and a uPVC window to the front aspect overlooking the driveway and greenery.

Inner hallway provides carpeted staircase to the first floor landing and leads into a 2-piece modern cloakroom/WC.

A glazed courtesy door opens into the light and airy kitchen/dining room. The kitchen has been fitted with a range of white matt wall and base units with laminate work surfaces and tiled splashback. Integral appliances to remain; a 4-ring gas hob with oven, grill and extractor over. Plumbing is provided for two appliances along with a space for tall freestanding fridge freezer. One cupboard houses the gas combi boiler. Further benefiting from a one and a half stainless steel sink and uPVC window overlooking the rear garden. To the dining area ample space is provided for dining furniture with wood effect vinyl flooring, alcove for understairs storage, a paneled feature wall and uPVC French doors provide access to the rear garden.

The first floor landing provides a uPVC window, large storage cupboard and provides access to the loft space.

The master bedroom is a generous size double bedroom with space for freestanding bedroom furniture. Benefiting from grey carpeted flooring and two uPVC windows to the front aspect with far reaching views over the green. A courtesy door leads into a 3-piece ensuite shower room offering a double shower with fully tiled walls, wash-hand basin and WC with obscured window to the side elevation.

Bedroom two is another double bedroom currently occupied as a childrens room with a uPVC window overlooking the rear garden and carpeted flooring.

Bedroom three is utilised as a nursery and is a generous single room with space for bedroom furniture and uPVC window to the rear aspect.

The family bathroom has been fitted with a modern 3-piece white suite comprising paneled bath with half tiled walls, wash-hand basin and WC with a heated towel rail.

GARDENS AND GROUNDS

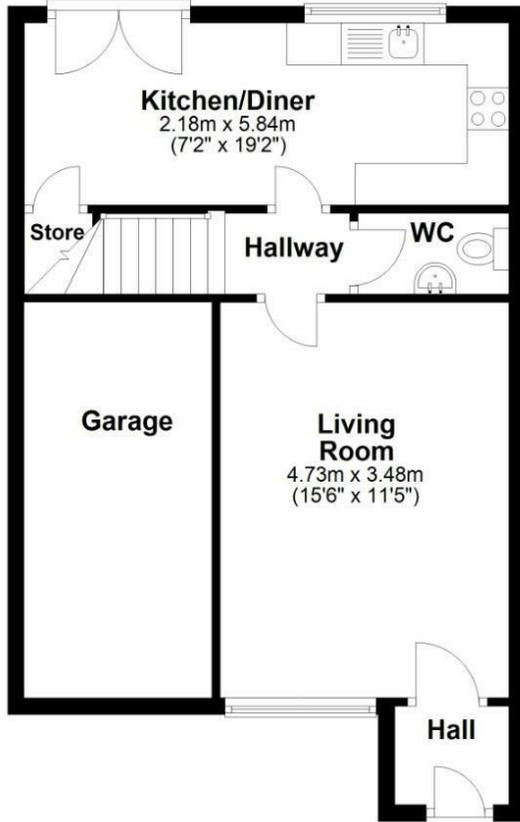
No.69 is approached off a private cul-de-sac onto a tarmac driveway which provides off-road parking for two vehicles side by side in front of a single integral garage with a traditional up and over door, full power supply and a courtesy gate leads to the rear garden. To the rear of the property lies a west facing garden exceptionally landscaped to a high standard and is fully enclosed via timber fencing with a patio area ideal for outdoor furniture and entertaining. Astro-turf, chippings and a decked area ideal set up for alfresco dining in the shade. Generous side access ideal for recycling storage bins, further features outdoor power sockets and an outside water tap.

ADDITIONAL INFORMATION

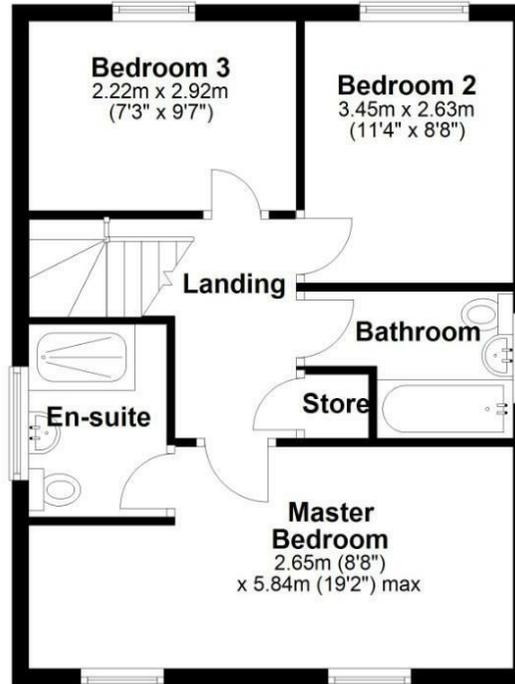
All mains services connected. Freehold.



Ground Floor



First Floor

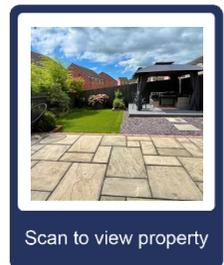


Total area: approx. 92.3 sq. metres (993.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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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