



16, Gelli Goch
Bridgend, CF35 6AW

Watts
& Morgan



16, Gelli Goch

Coity, Bridgend CF35 6AW

£379,950 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

We are delighted to present to the market this immaculate five bedroom family home with an extended sun room and landscaped rear garden. Located in the sought after Parc Derwen development in Coity. Within close proximity to J36 of the M4, Bridgend town centre and walking distance to local shops, Coity Primary School and Coity castle ruins. Accommodation comprises; entrance hallway, lounge, open plan kitchen/diner/living room, sunroom, utility & WC. First floor landing, master bedroom with en-suite shower room and fitted wardrobes, further double bedroom with fitted wardrobes, 2 double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with off road parking for up to 3 vehicles leading into an integral garage with landscaped front and rear gardens. EPC rating 'B'.

Directions

* Bridgend Town Centre-3.0 Miles * Cardiff City Centre- 21.0 Miles * M4 (J36) - 1.8 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 carpeted staircase to the first floor landing, an under-stairs WC/cloakroom and a cupboard for storage. The lounge is a light and airy reception room offering carpeted flooring, a uPVC window to the front elevation and space for free standing furniture. The utility room is a great addition with fitted with laminate flooring, worksurfaces wall and base units with brick tiled splash backs. The utility has space and plumbing for two appliances and houses the gas combination boiler.

To the rear of the home lies the L-shape open-plan kitchen/dining/living area with an extended sun room. This is a superb sized family room perfect for entertaining offering laminate flooring, spot lighting and patio doors opening out onto the landscaped garden. The kitchen has been fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over with brick tiled splashbacks. Integral appliances to remain include; oven and grill with 4-ring gas hob with extractor fan over and dishwasher. There is space for a freestanding fridge/freezer and a further appliance. The kitchen area offers a window over looking the garden and stainless steel sink. The dining/living area offers a continuation of laminate flooring with ample space for both lounge and dining furniture leading into the extended sun room. The sun room has a vaulted ceiling with 4 sets of sky light windows, further window overlooking the rear garden and a second set of patio doors opening out to the garden.

FIRST FLOOR

The first floor landing offers carpeted flooring, built-in airing cupboard storage and provides access to the loft hatch.

The principal bedroom is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and built in wardrobes. Leading into a 3-piece en-suite shower room offering; double walk-in shower cubicle with tiled splashback, wash hand basin and WC. Further features include laminate flooring, partly tiled walls, chrome ladder radiator and an obscure uPVC window to the front elevation. The second double bedroom offers carpeted flooring, a uPVC window to the front and a built in storage cupboard.

Bedroom three is a sizeable double bedroom offering carpeted flooring, a uPVC window to the rear elevation and built in wardrobes.

Bedroom four is a further double bedroom offering carpeted flooring, space for free standing furniture and a uPVC window to the rear elevation.

Bedroom five is a single comfortable bedroom offering carpeted flooring and a uPVC window to the rear elevation.

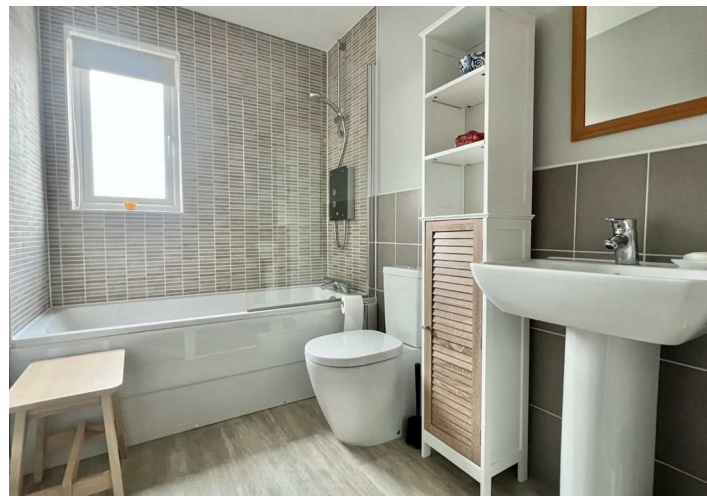
The bathroom has been fitted with a 3-piece white suite comprising; panelled bath with over head shower fitted, wash hand basin and WC. Further features include laminate flooring, partly tiled walls and an obscure uPVC window to the side elevation.

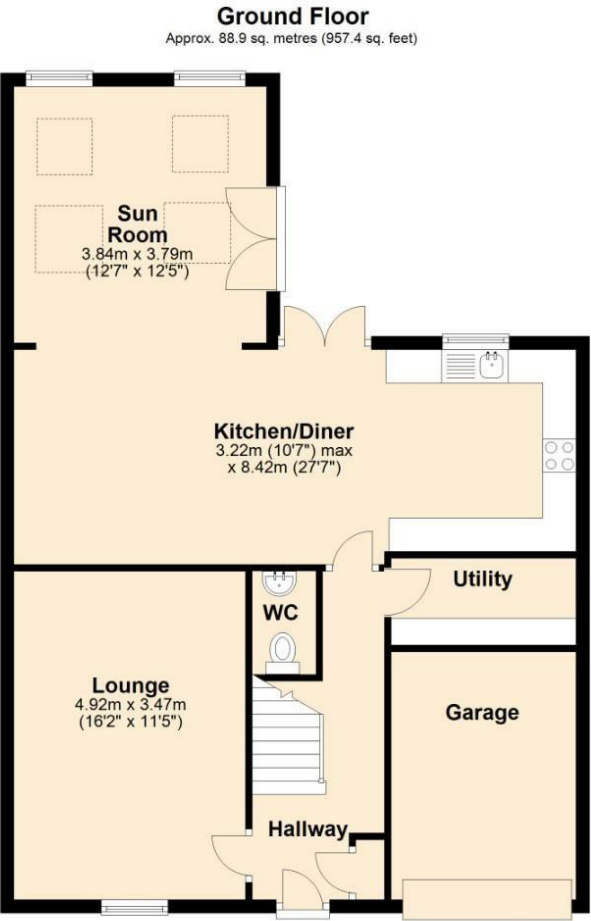
GARDENS AND GROUNDS

Approached off Gelli Goch, no 16 benefits from a private driveway to the front with off road parking for up to 3 vehicles, leading to the integral garage. Part of the garage has been converted into a utility area accessed off the hallway. The front garden has been landscaped with slate chippings and raised planting borders, there is side access to the rear garden. The rear garden has been beautifully landscaped with a large patio section perfect for outdoor furniture, the remainder is laid to lawn with a section of slate chipping and raised borders. There is an abundance of colourful shrubs and plants with a tiered lower section. There is a greenhouse and outdoor store to remain.

ADDITIONAL INFORMATION

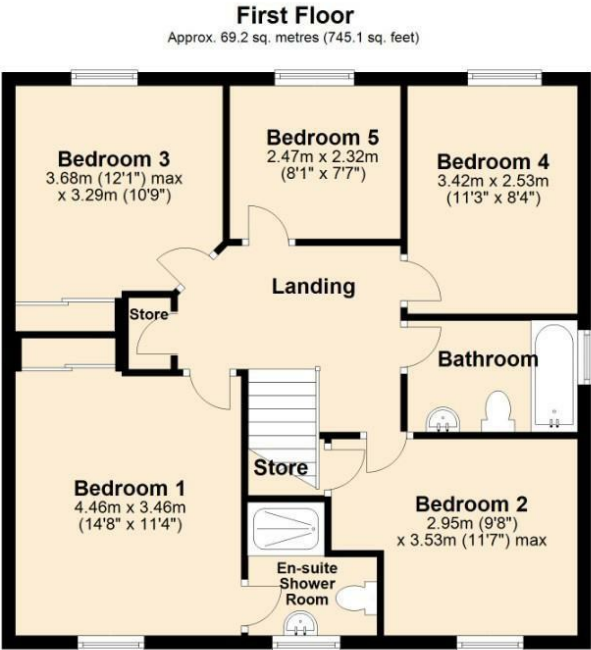
Freehold. All mains connected. EPC Rating "B" Council Tax band "E"





Total area: approx. 158.2 sq. metres (1702.5 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	85	94
(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



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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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