



104, Clos Yr Eryr
Bridgend, CF35 6HF

Watts
& Morgan

104 Clos Yr Eryr

Bridgend CF35 6HF

£359,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offering to the market this well proportioned 4 double bedroom detached property situated in the popular development of Parc Derwen. This well presented property consists of a contemporary open-plan kitchen/dining room to the rear with further outdoor home office/studio. Situated within walking distance of local amenities, shops and schools. Close proximity to Bridgend Town Centre and great commuter access for Junction 36 of the M4. This accommodation comprises; entrance hall, lounge, office, WC and open-plan kitchen/dining room. First floor, main double bedroom with en-suite shower room, 3 further double bedrooms and a family bathroom. Externally enjoying a private driveway with electric car point, single garage and a rear enclosed garden with bespoke built outdoor office/studio with power supply. EPC Rating; 'B'

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC door into the entrance hallway with Herringbone laminate flooring, a carpeted staircase up to the first floor landing and also offering built in under-stairs storage. The main living room is a spacious reception room with carpeted flooring, windows to the front and contemporary black framed double doors open out into the kitchen/diner. The home office is a versatile reception room with windows to the front and herringbone flooring. The ground floor WC has been fitted with a 2-piece suite comprising of a wall-mounted wash hand basin and low level dual flush WC. To the rear is the open plan kitchen/ room. The kitchen has been recently fitted with a contemporary range of shaker style wall and base units and complementary marble work surfaces. Integral appliances to remain include; Integral fridge, freezer, dishwasher, washing machine, wine cooler, 4-ring gas hob, oven, grill and extractor fan. There is space provided for high stools, recessed spotlighting, continuation of Herringbone flooring, windows to the rear and uPVC patio doors open out onto the rear garden. Ample space for free standing dining furniture.

FIRST FLOOR

The first floor landing offers carpeted flooring, built-in airing cupboard and provides access to the loft hatch. Bedroom One is a spacious double bedroom located to the front of the property with carpeted flooring, windows to the front and leads into an en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising of a shower cubicle, WC and wash hand basin. Bedroom Two is a further good size double bedroom located to the front with carpeted flooring, windows to the front and built-in wardrobes. Bedroom Three is another double bedroom with carpeted flooring and windows to the rear. Bedroom Four is a double bedroom with carpeted flooring, built-in storage and windows to the rear. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower, WC and wash hand basin. Also featuring tiled flooring, partially tiled walls and windows to the rear.

GARDENS AND GROUNDS

No. 104 is accessed off Clos Yr Eryr. To the front of the property is a private driveway with electric car point leading down to the single garage providing off-road parking for multiple vehicles. A courtesy gate provides access round into the rear garden which consists of a raised patio area and a lower lawned area. The rear garden also features a bespoke timber framed outdoor office/studio with uPVC doors opening out and full power supply connected.

SERVICES AND TENURES

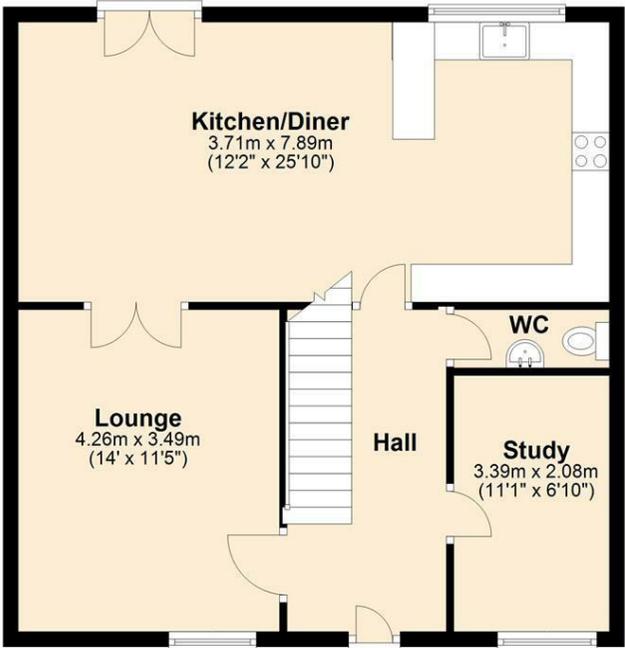
All mains services connected. Freehold.



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.

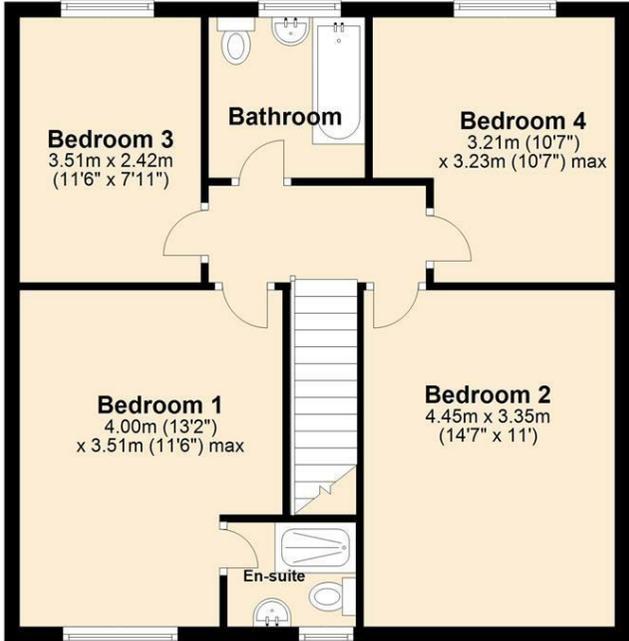
Ground Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.4 sq. feet)



Total area: approx. 125.9 sq. metres (1355.0 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		
(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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