



2, Coed Parc Rise
Bridgend, CF31 4HE

Watts
& Morgan



2, Coed Parc Rise

Bridgend CF31 4HE

£625,000 Freehold

6 Bedrooms | 4 Bathrooms | 2 Reception Rooms

An impressive, brand-new architect-certified detached property forming part of the exclusive Grade II listed Coed Parc Rise development. This select collection of homes is set within mature grounds and positioned just a short walk from Bridgend Town Centre, offering easy access to local shops, restaurants and all major transport links. The property is also conveniently located near Newbridge playing fields and provides excellent connectivity to J36 of the M4. This generous three-storey home offers spacious and versatile accommodation comprising an entrance hallway, a bright living room, a study, a ground-floor WC and an open-plan kitchen/dining room and utility. To the first floor, there are two double bedrooms each with en-suite shower rooms, two further double bedrooms and a contemporary family bathroom. The second floor provides two additional double bedrooms and a further bathroom. Externally, the property benefits from a private driveway with parking for three vehicles, an EV charging point, a single garage and an enclosed rear garden. The property is offered to the market with no onward chain.

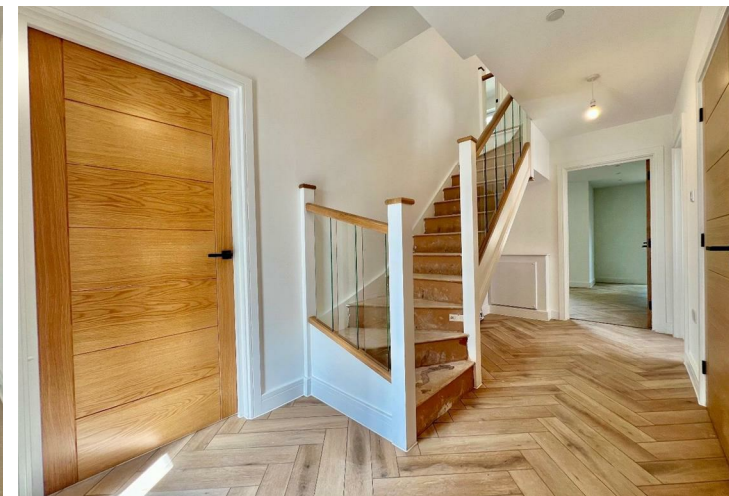
Directions

* Bridgend town centre - 0.2 Miles * Cardiff city centre - 18.0 Miles * J36 of the M4 - 2.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through an anodized aluminium front door with a full-length side panel, the property opens into a welcoming hallway featuring herringbone LVT wood-effect flooring. A contemporary staircase with a glass balustrade rises to the first-floor landing. The ground floor benefits from underfloor heating throughout and oak internal doors. The living room is a superb-sized reception space with full-length front-facing windows and a Stovax Riva Studio fire, creating an elegant focal point. The study provides a versatile second reception room, also with a full-length window to the front. The cloakroom is fitted with a modern two-piece suite comprising a WC and wash-hand basin with storage unit, complemented by wood-effect laminate flooring and inset spotlights. To the rear of the property lies the impressive open-plan kitchen/dining/living room. This contemporary space features wood-effect herringbone LVT flooring, recessed spotlighting and pendulum lighting. Bi-folding doors open onto the rear garden, accompanied by a further full-length rear window, ensuring excellent natural light. The two-tone Howdens kitchen is finished in anthracite grey and light grey, with coordinating wall and base units, complementary work surfaces, matching upstands and a central island. Integrated appliances include an AEG oven, grill, microwave, fridge/freezer and dishwasher. This space is ideal for modern open-plan living. The utility room features laminate flooring, fitted wall and base units with wood-effect work surfaces, plumbing for a washing machine and houses the Worcester gas combination boiler. A side door provides convenient external access.

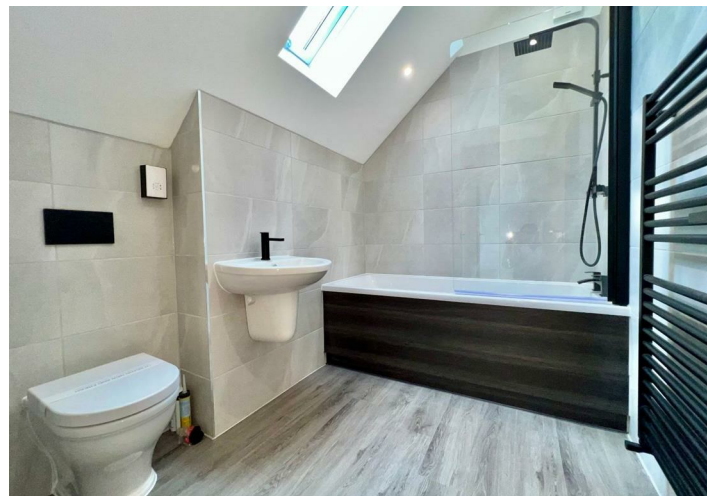
The first floor landing features a full length front facing window overlooking the development, while the contemporary staircase with glass balustrade continues up to the second floor. Oak internal doors lead to all rooms on this level. The principal bedroom enjoys French doors opening onto a Juliet balcony with views over the rear garden, along with a recessed area ideal for wardrobe storage. The en suite is fitted with a three piece suite comprising a tiled shower enclosure with overhead shower and glass screen, WC and wash hand basin, complemented by laminate flooring, spotlighting and a heated towel rail. Bedroom Two is a second double bedroom featuring a full length front facing window and its own en suite. This en suite mirrors the principal suite, with a tiled shower enclosure, overhead shower, WC, wash hand basin, laminate flooring, spotlighting and a heated towel rail. The first floor family bathroom is fitted with a three piece suite comprising a panelled bath with mixer tap, WC and wash hand basin. The room features spotlights, laminate flooring, part tiled walls and a heated towel rail. Two further good sized bedrooms on this floor each benefit from full length windows, creating bright and airy spaces. The second floor landing includes a generous storeroom. The bathroom on this level is fitted with a three piece suite comprising a panelled bath with mixer tap and overhead shower, WC and wash hand basin. It features tiled walls, laminate flooring, spotlights, a heated towel rail and a rear Velux window. Bedroom Five is a spacious double room with two rear facing Velux windows, while Bedroom Six includes a front facing window.

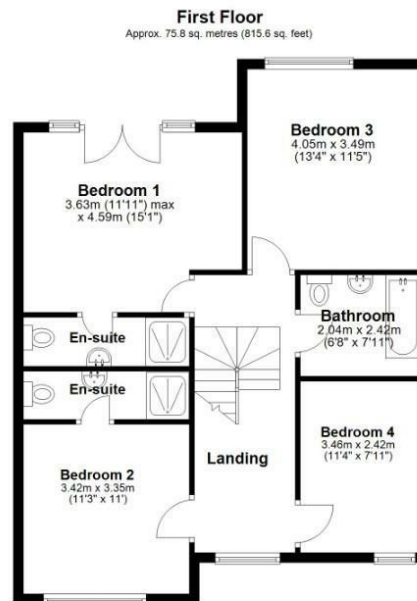
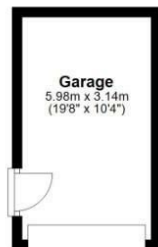
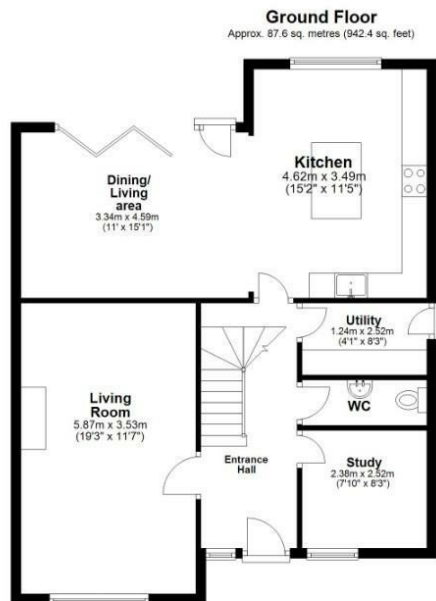
GARDENS AND GROUNDS

The property is positioned at the rear of the exclusive Coed Parc Rise new development and is surrounded by mature grounds. This Grade II listed setting is currently accessed from Park Street and will also be accessible from Walters Road. No.2 benefits from a private block-paved driveway providing ample off-road parking for multiple vehicles, along with a paved frontage. There is an EV charging point and gated access into the rear garden. The property also includes a single garage fitted with an electric door, full power supply, a pitched roof offering additional storage and a convenient side access door. To the rear is a generous enclosed garden featuring a paved patio area and a lawn/turf finish. The space is bordered by a natural stone wall and wood fencing, enhanced by outdoor lighting and a mature tree protected by a Tree Preservation Order.

ADDITIONAL INFORMATION

Freehold property. All mains services connected. Council Tax TBC, EPC TBC. The property is offered with 10 year Build zone Structural Warranty.



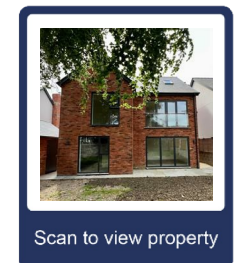


Total area: approx. 205.6 sq. metres (2213.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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