



49, Ffordd Y Draen
Bridgend, CF35 6BF

Watts
& Morgan
EUSO 14420
For Sale

Watts
& Morgan



49, Ffordd Y Draen

Coity, Bridgend CF35 6BF

£259,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculately presented three-bedroom semi-detached home, located within the sought-after Parc Derwen development. Ideally positioned within walking distance of Coity Primary School and close to a range of local amenities, the property offers modern living in a highly convenient setting.

The accommodation comprises: entrance hall, WC, kitchen and a spacious lounge/dining room.

To the first floor: a master bedroom with en-suite shower room, two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a private driveway leading to a single garage, along with a fully enclosed rear garden featuring decked and lawned areas. The property is offered for sale with no onward chain.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff City Centre - 19.0 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a partly glazed composite door, the property opens into an inviting entrance hall featuring tiled flooring and a downstairs cupboard with a carpeted staircase rising to the first-floor landing. A convenient two-piece WC serves the ground floor. The kitchen is fitted with a range of coordinating wall and base units complemented by matching work surfaces and tiled flooring. Integrated appliances to remain include an oven, grill, 4-ring gas hob and extractor fan. Space and plumbing are provided for additional white goods, with further room for a freestanding fridge freezer. A one-and-a-half bowl stainless-steel sink sits beneath a uPVC front-facing window, and a cupboard houses the combi boiler. The open-plan lounge/dining room is a generous reception space, offering laminate flooring, a uPVC rear window, French doors opening to the garden and a useful storage cupboard.

The first-floor landing features carpeted flooring, a storage cupboard and a loft hatch providing access to the loft space. The master bedroom is a sizeable double room with carpeted flooring, a front-facing uPVC window and a fitted storage cupboard, leading into a three-piece en-suite shower room. Bedroom Two is another double bedroom with carpeted flooring, a rear-facing window and space for freestanding furniture. Bedroom Three, currently used as a home office, also offers carpeted flooring and a rear-facing window. The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash-hand basin and WC, finished with vinyl flooring and an obscured rear-facing uPVC window.

GARDENS AND GROUNDS

No. 49 is approached via a driveway to the front, providing off-road parking for one vehicle and leading to a single garage equipped with power, a security light and an outside tap. To the rear, the property enjoys a well-designed garden featuring a decked area ideal for outdoor furniture, complete with an external electricity point. The garden further offers planted borders and a lawn section, all enclosed by timber fencing for privacy.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax band "D".





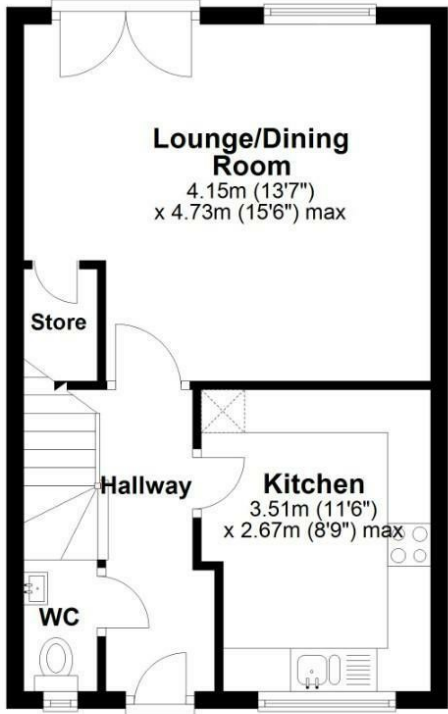
First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Ground Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



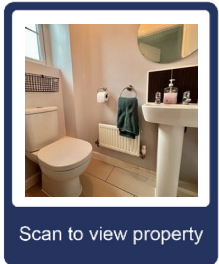
Outbuilding

Approx. 10.9 sq. metres (116.9 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 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>		
	81	85
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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