



1, Clos Y Fferm  
Bridgend, CF35 6DX

Watts  
& Morgan







# 1, Clos Y Fferm

Coity, Bridgend CF35 6DX

**\*\* Guide Price £450,000 - £475,000**

**\*\***

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

**\*\* GUIDE PRICE £450,000 - £475,000 \*\***

An executive five double bedroom detached property situated in an idyllic location on the popular Parc Derwen Development in Coity overlooking fields to the front. The modern property is being sold with no onward chain. Located in a great position just a short drive from Junction 36 of the M4 and close proximity to Bridgend Town Centre with local shops, amenities and schools. Accommodation comprises of entrance hall, lounge, dining room, sitting room, kitchen/breakfast room, utility and WC. First floor landing, bedroom one with built-in wardrobes and a 4-piece ensuite bathroom, two further double bedrooms and a family bathroom. Second floor landing, two double bedrooms and a shower room. Externally offering a double garage, private drive with off-road parking for two vehicles and a landscaped rear garden. Chain Free.

## Directions

\* Bridgend - 1.8 Miles \* Cardiff - 21.0 Miles \* J36 of the M4 - 1.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with tiled flooring and carpeted staircase rising to the first floor. There is a handy understairs storage cupboard and all doors lead off. The main living room is a generous reception room with angled bay windows to the front overlooking the fields with fitted blinds and double doors open into the dining area. Both benefit from carpeted flooring, dining area benefits from fully glazed PVC door with adjacent panelled windows overlooking the rear garden. The kitchen/breakfast room benefits from tiled flooring, recessed spotlighting and a PVC door with adjacent windows opening out to the rear garden. Ample space for freestanding dining table. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over, tiled splashbacks, one and a quarter bowl sink with mixer tap and drainer and windows overlooking the rear garden. Integrated appliances include 4-ring gas hob with stainless steel extractor hood over and eye-level 'Electrolux' oven and grill. Space is provided for a dishwasher and an American style fridge freezer to remain. The utility has been fitted with wall and base units with work surfaces over, one and a quarter bowl stainless steel sink with drainer and space and plumbing is provided for two appliances. A partly glazed door leads out to the side of the property with tiled flooring, recessed spotlighting and access to the ground floor WC. The ground floor WC is fitted with a dual flush WC and a pedestal wash-hand basin with tiled splashbacks and tiled flooring.

The sitting room is a versatile reception room or ideal home office with laminate flooring and angled bay windows to the front overlooking the fields.

The first floor landing offers carpeted flooring, built-in airing cupboard and a window overlooking the front and a staircase rising to the second floor.

Bedroom one is a generous double bedroom with windows to the rear and side aspects with inset blinds and built-in wardrobes with mirrored sliding doors and carpeted flooring. Leads into an ensuite bathroom which has been fitted with a 4-piece suite comprising of a panelled bath with a freehand shower head, WC, wash-hand basin and a double walk-in shower enclosure with partly tiled walls, vinyl flooring, spotlighting and window to the rear.

Bedroom two is a double bedroom with carpeted flooring, recess for wardrobes and windows to both front and side aspects. The family bathroom is fitted with a 4-piece suite comprising of a panelled bath, WC, pedestal wash-hand basin and double shower enclosure with partly tiled walls, spotlighting, vinyl flooring and obscured PVC windows to the rear. There is a feature stainless steel radiator. Bedroom three is a third double bedroom accessed off the first floor with carpeted flooring and windows overlooking the fields to the front.

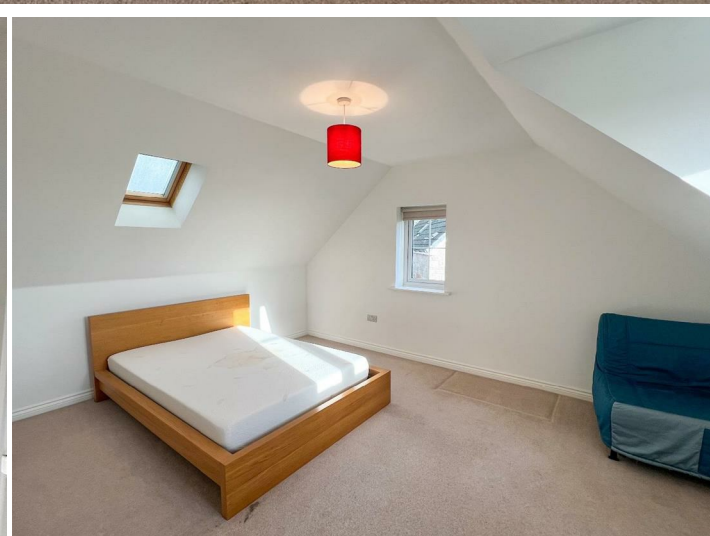
The second floor landing has carpeted flooring and access to the loft hatch. Bedroom four is a double bedroom with windows to front and side aspects and a velux window to the rear with carpeted flooring. Bedroom five is a fifth double bedroom with carpeted flooring, windows to the front and side aspects and a velux window to the rear. The shower room is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with tiled wet areas, vinyl flooring and a velux window to the rear.

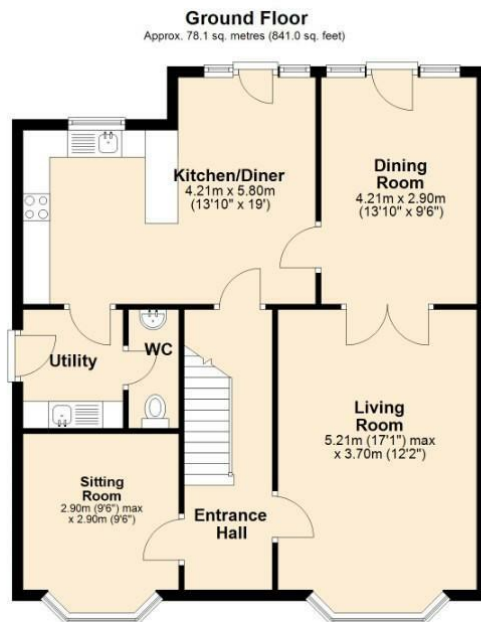
### GARDENS AND GROUNDS

Approached off Clos Y Fferm No.1 benefits from an idyllic position overlooking fields and greenery to the front. There is a double driveway to the side in front of the double garage with power supply and manual up and over doors. There is a timber gate providing access into the rear garden. To the rear is a low maintenance landscaped garden set over two tiers laid with patio and stone chippings, there is an outdoor timber framed summer house with plumbing.

### SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "G".





Total area: approx. 174.8 sq. metres (1882.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

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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