



49, Ffordd Y Draen
Bridgend, CF35 6BF

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

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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.

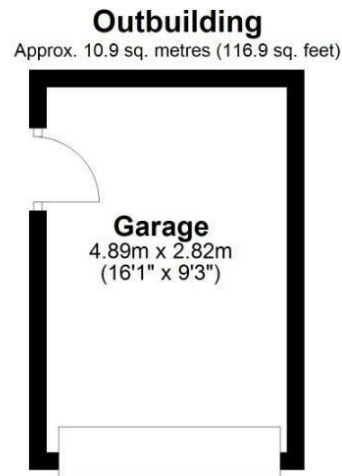
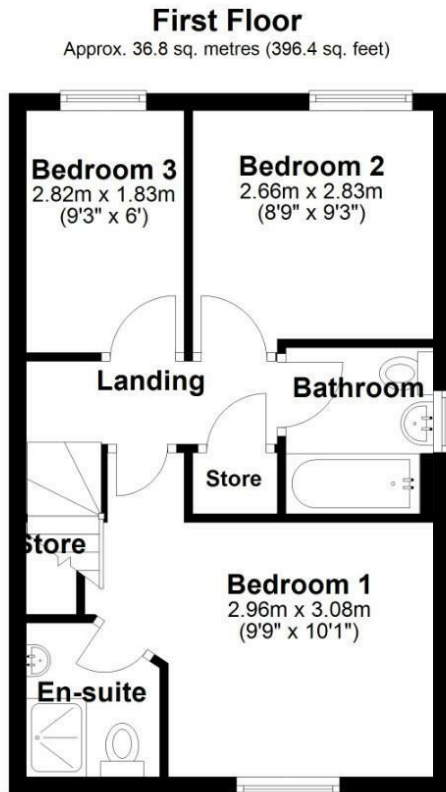
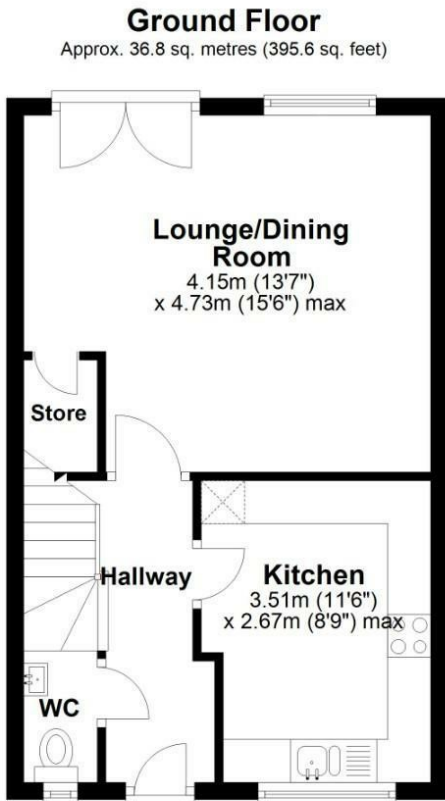
GARDENS AND GROUNDS

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 lawned section, all enclosed by timber fencing for privacy.

ADDITIONAL INFORMATION

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

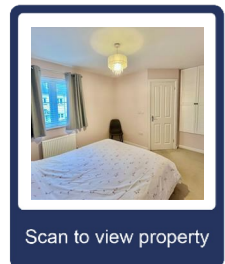




Total area: approx. 84.4 sq. metres (908.9 sq. feet)



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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