



Watts  
Morgan  
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For Sale

36, Heol Stradling  
Bridgend, CF35 6AN

Watts  
& Morgan

# 36 Heol Stradling

Coity, Bridgend CF35 6AN

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**£360,000 Freehold**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful 4 bedroom detached property, located on the popular Parc Derwen Development in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, kitchen, utility room, downstairs WC and a large living room with patio doors overlooking the rear garden. To the first floor, four good sized bedrooms which includes a master bedroom with ensuite bathroom as well as a family bathroom with shower. Externally, the property offers a lovely enclosed rear garden, a garage and a private gated driveway parking for multiple cars.

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## Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 21.0 Miles \* J36 of the M4 - 1.7 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is accessed via a PVC front door that opens into a spacious entrance hallway, featuring laminate flooring, a carpeted staircase rising to the first floor, and a useful storage cupboard.

Situated at the front of the property is the great sized kitchen/diner, which benefits from laminate flooring and a front-facing window. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces, an integrated dishwasher, and space for a fridge/freezer.

Leading through to the ground floor WC is the useful utility room which features laminate flooring and space and provisions for a washing machine and dryer. The WC features continuation of the laminate flooring, a side facing window and a 2 piece suite, which includes a wash hand basin and WC.

Located to the rear of the property is the generously sized living room, which features laminate flooring, a rear-facing window, and patio doors providing access to the rear garden. The room is further enhanced by a charming log burner, creating a warm and inviting focal point.

To the first floor, the carpeted landing provides access to four bedrooms, the family bathroom, and an additional storage cupboard.

Bedroom one is a generously sized double room located to the front of the property, featuring carpeted flooring and a front-facing window, as well as benefitting from a double built in wardrobe. The en-suite bathroom features tiled flooring and a three-piece suite comprising a wash hand basin, WC, and a large enclosed shower.

Bedroom two is a lovely rear-facing double bedroom with carpeted flooring and a rear-facing window.

The family bathroom is fitted with tiled flooring and a three-piece suite comprising a wash hand basin, WC, and enclosed shower.

Bedroom three is another rear-facing bedroom, featuring carpeted flooring and a rear-facing window. Bedroom four is situated at the front of the property, which benefits from carpeted flooring and a front facing window.

### GARDENS AND GROUNDS

Approached off Heol Stradling, number 36 enjoys private parking to the front via a gated driveway, providing convenient off-road parking for multiple cars as well as benefitting from a garage. The property benefits from a fully enclosed and landscaped rear garden which includes lawn and patio areas, as well as side access which provides space for a shed. The space is bordered by secure fencing and walling and also provides access to the driveway via a side gate. The property benefits from having Solar Panels fitted.

### ADDITIONAL INFORMATION

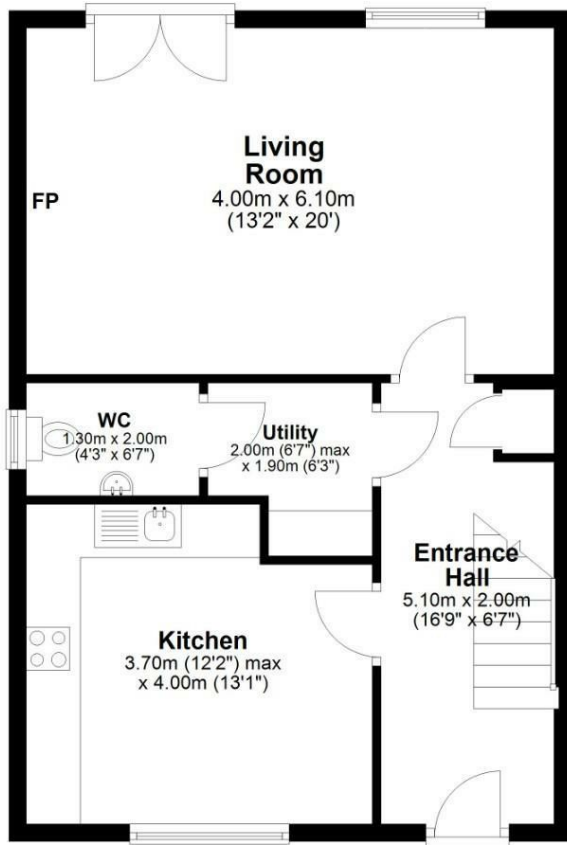
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'E'.

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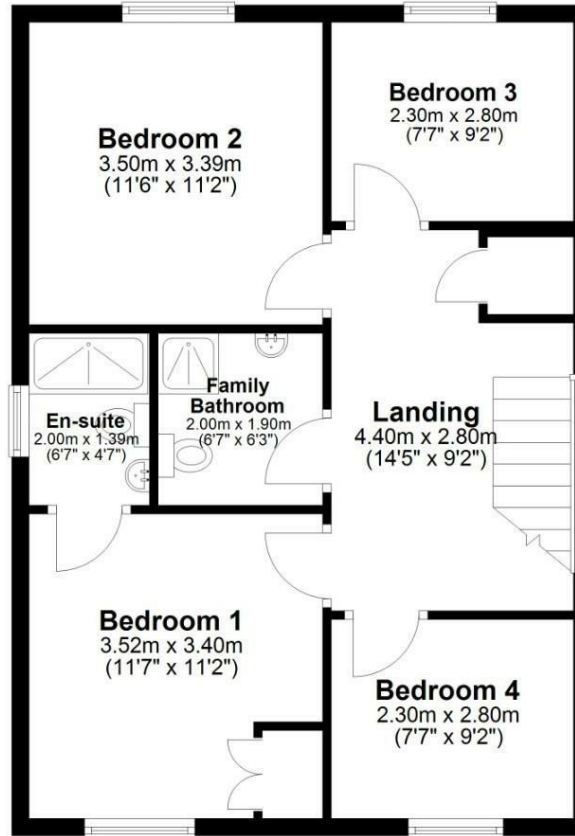
### Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



### First Floor

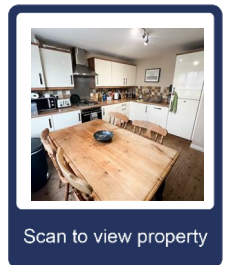
Approx. 58.0 sq. metres (624.1 sq. feet)



Total area: approx. 114.1 sq. metres (1228.4 sq. feet)

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.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>89</b>                  | <b>89</b> |
| (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<br>2002/91/EC |           |



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