



37, Pwll Evan Ddu  
Bridgend, CF35 6AY

Watts  
& Morgan







# 37, Pwll Evan Ddu

Coity, Bridgend CF35 6AY

**£318,500 Freehold**

3 Bedrooms | 1 Bathrooms | 4 Reception Rooms

This property must be viewed to full appreciate the size of this spacious three double bedroom semi-detached bungalow sat on a large plot in a sought-after street in the small village of Coity. Benefits from extended family room and converted garage. Located within walking distance of local shops, schools and amenities. Great commuter access via Junction 36 of the M4 and Bridgend Town Centre. This well presented property comprises of entrance hall, lounge, family room/dining room, kitchen/breakfast room, two double bedrooms, family bathroom, lean-to, WC/utility and further reception room. First floor landing, double bedroom with fitted storage. Externally this property sits on a generous plot enjoying large private driveway with off-road parking for multiple vehicles and front and rear well maintained gardens with separate patio areas. EPC Rating "D"

## Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 18.2 Miles \* J36 of the M4 - 1.4 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Access via a uPVC front door leading into the entrance hallway with laminate flooring and all doors lead off. A carpeted staircase leads up from the main hallway to the first floor.

The main living room situated to the front of the property is a spacious reception room with continuation of the laminate flooring, windows overlooking the front and an exposed fireplace with marble hearth and surround.

The family room/dining room is a wonderful spacious open plan room offering laminate flooring, French doors opening out onto a front patio area and ample space for both freestanding lounge and dining furniture.

The kitchen/breakfast room has been comprehensively fitted with a range of shaker style coordinating wall and base units with complementary wood effect work surfaces over. Space provided for a breakfast area and high stools. Integral appliances to remain include 4-ring hob, oven, grill and extractor fan. Space is provided for freestanding appliance and fridge freezer. The kitchen benefits from tiled flooring and windows overlooking the rear.

Bedrooms two and three are both accessed off the ground floor, they are both generous sized double bedrooms with fitted carpets. Bedroom two has windows to the front and benefits from built in storage and bedroom three has windows overlooking the rear with built in storage.

The family bathroom has been fitted with a modern 3-piece suite comprising of a panelled bath with overhead shower fitted, WC and wash-hand basin. Also featuring fully tiled walls and flooring, spotlighting and windows to the rear.

To the rear is the lean-to which leads around and provides access out to the garden and separate access to the front of the property. This is a handy space which can be used for storage or as a cloakroom.

The downstairs WC/utility has been fitted with a WC and wash-hand basin. Plumbing is provided for multiple appliances and also features tiled flooring and windows to the rear.

The single garage accessed off the lean-to has been fully converted into a further reception room or ideal home office with power supply, carpeted flooring and windows to the side.

### FIRST FLOOR

The first floor landing offers fitted carpets and benefits from multiple built in storage cupboards. Bedroom one is a great sized master bedroom offering fitted carpets, windows to the

The main bedroom is a generous size double bedroom with built-in storage, carpeted flooring and windows to the side.

### GARDENS AND GROUNDS

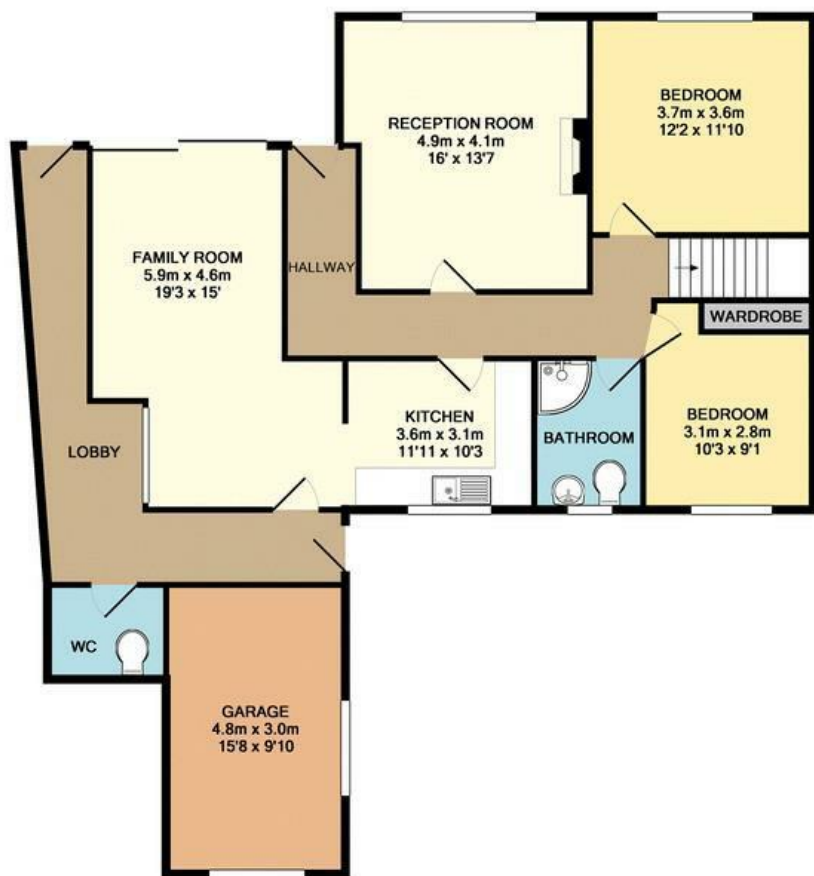
Approached off Pwll Evan Ddu No.37 benefits from a sustainably large plot enclosed via private timber gates leading to a sweeping driveway providing off-road parking for multiple vehicles to the front of the property. There is a large frontage to the property with a large section laid to lawn with a range tall woodland, mature shrubs and hedge borders. There is a separate covered patio area ideal for outdoor furniture. and an outdoor store. To the rear is a well maintained enclosed lawned garden and further patio section.

### SERVICES AND TENURE

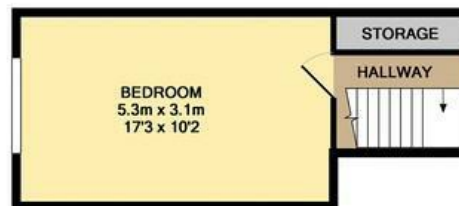
All mains services connected. Freehold. EPC Rating "D". Council Tax Band "E"







GROUND FLOOR  
APPROX. FLOOR  
AREA 118.1 SQ.M.  
(1271 SQ.FT.)

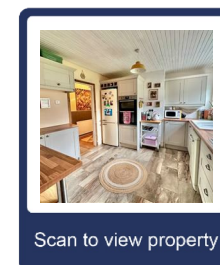


1ST FLOOR  
APPROX. FLOOR  
AREA 21.9 SQ.M.  
(236 SQ.FT.)

NOT TO SCALE  
TOTAL APPROX. FLOOR AREA 140.0 SQ.M. (1507 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</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		
England & Wales	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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