
Plot 8, Coed Parc Rise
Bridgend, CF31 4HE
Watts
&Morgan

Plot 8 Coed Parc Rise

Off Walters Road, Bridgend CF31 4HE

£700,000

6 Bedrooms | 4 Bathrooms | 2 Reception Rooms

An impressive architect designed 6 double bedroom property. This contemporary brand new home has been designed to offer both luxury and comfort to create the perfect family home offering flexible accommodation set over 3 floors. Situated in an executive new development in a desirable location surrounded by woodland. Just a short walk from Bridgend town centre with an array of amenities to include shops and restaurants and located to Newbridge playing fields nearby. Coed Parc Rise is conveniently posited just 2 miles from J36 of the M4 Motorway. Accommodation briefly comprises; Ground floor; entrance porch, ground floor WC, hallway, snug, study, open plan kitchen / dining / living room and utlity. First floor; 2 double bedrooms with en-suite shower room, 2 further double bedrooms and a family bathroom. Second floor; 2 double bedrooms and a bathroom. Externally offering a landscaped garden, private drive and detached garage.

Directions

* Bridgend town centre - 0.2 Miles * Cardiff city centre - 18.0 Miles * J36 of the M4 - 2.0 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

The development is located in prime position at the rear of the Coed Parc "Old Library" Grade 2 listed deployment. When completed Coed Parc Rise will be accessible from Walters Road. The development is set in an executive and attractive grounds surrounded by mature woodland.

The property will feature all windows Anthracite on the outside and white on the inside and an aluminium front door in Anthracite. The heart of the time will be the spacious open plan kitchen/ dining/ living room benefitting from Anthracite aluminium bi-folding doors. The kitchen will be fitted with a high quality exclusive kitchen with quality worksurfaces and 'Neff' appliances, luxury flooring and tiling. There are two additional great sized reception rooms to be utilised as second sitting room and study. The ground floor benefits from an additional WC and utlity room. The first floor offers 4 spacious double bedrooms, 2 with private en-suite bathrooms a further family bathroom. The second floor offers 2 further double bedrooms and an additional bathroom.

MAINTENANCE CHARGE

A maintenance charge will be put in place. The amount for this is to be confirmed.

ADDITIONAL INFORMATION

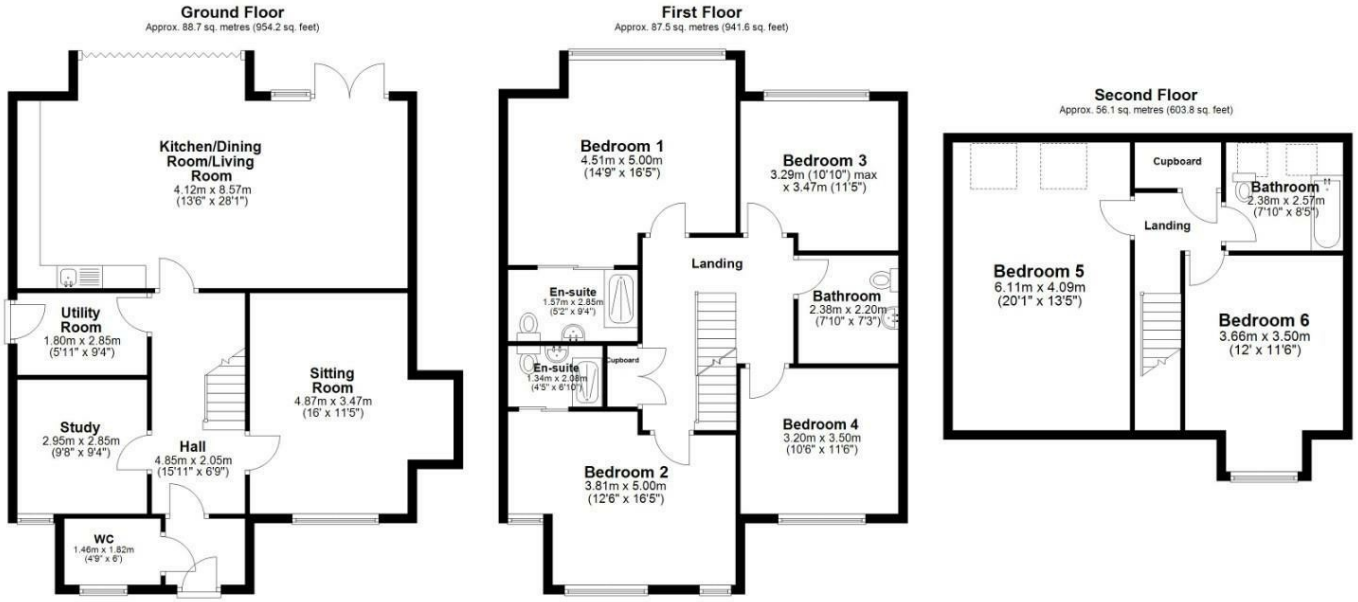
Mains electricity, mains water, mains gas and mains drainage.
Freehold
Council tax band - TBC.
EPC Rating - B

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



Total area: approx. 232.2 sq. metres (2499.6 sq. feet)

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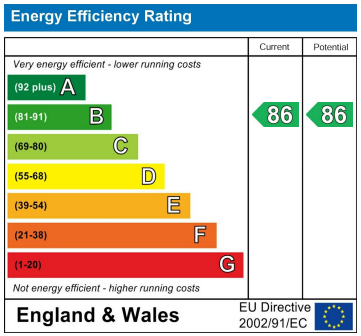



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