



12, Clos Y Ywen
Bridgend, CF35 6DG

Watts
& Morgan



12, Clos Y Ywen

Coity, Bridgend CF35 6DG

£259,700 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented 3 bedroom semi-detached property situated in a popular location on the Parc Derwen development. The property is presented to a high standard by the current owners. Located with great access to Bridgend Town Centre, local schools, shops, amenities and transport links. Just a short drive from Junction 36 of the M4. Accommodation comprises; entrance hall, living room, kitchen/dining room and ground floor WC. First floor; bedroom with en-suite shower room, 2 further good sized bedrooms and family bathroom. Externally offering a landscaped enclosed rear garden with patio area, outdoor summerhouse with power supply; ideal for home office and a single garage with power supply. EPC Rating; 'C'.

Directions

* Bridgend town centre - 2.5 Miles * Cardiff City Centre - 22.5 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a solid wood front door into the entrance hallway with laminate flooring, downstairs storage cupboard and a carpeted staircase rises to the first floor. The living room is a great sized reception room with windows to the front with fitted shutters, continuation of laminate flooring and patio doors open out to the rear garden. There is a central feature electric fireplace with marble hearth and surround. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with laminate flooring and a window to the rear. The kitchen/dining room benefits from underfloor heating throughout. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary quartz work surfaces over with tiled splash-backs, tiled flooring, windows to the front with fitted shutters and a second set of patio doors opening out to the rear garden. There is ample space for a freestanding dining table. The kitchen benefits from wood wall panelling and recess spotlighting. Integrated appliances to remain include; 4-ring induction hob with oven, grill and extractor fan over. Space is provided for a freestanding fridge/freezer, dishwasher and washing machine.

The first floor landing offers carpeted flooring, a window to the rear and access to the loft hatch with pull-down ladder. Bedroom One is a great sized main bedroom with carpeted flooring, windows to the rear with fitted shutters and leads into the en-suite shower. The en-suite is fitted with a 3-piece suite comprising of a shower enclosure with tiled splash-backs, WC and a wash hand basin. With vinyl flooring and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and a window to the front with fitted shutters. Bedroom Three is a great sized third bedroom with carpeted flooring and a window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin. With vinyl flooring, partly tiled walls and a window to the front.

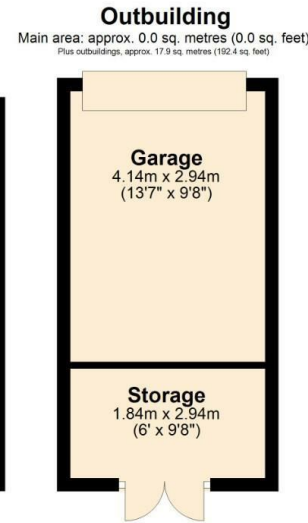
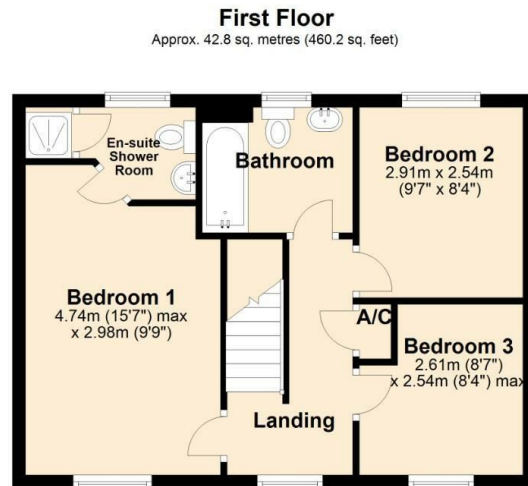
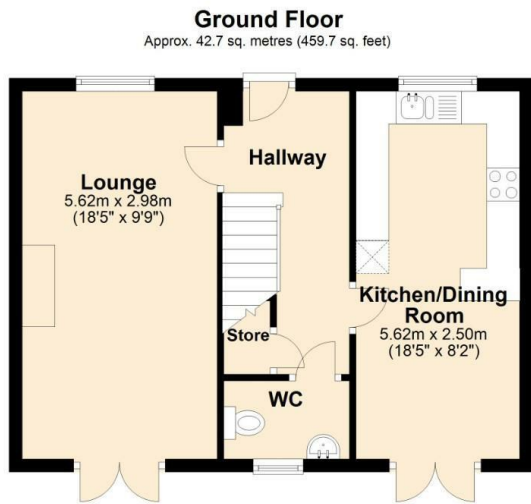
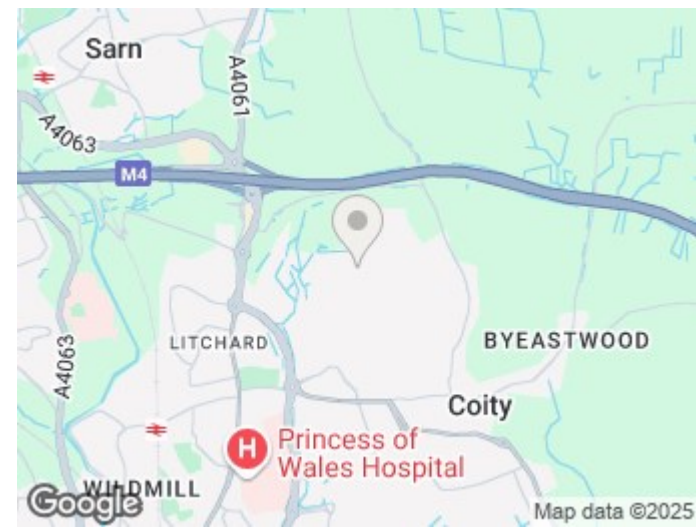
GARDENS AND GROUNDS

Approached off Clos Y Ywen, no. 12 benefits from a fully enclosed landscaped rear garden with a raised patio area perfect for outdoor furniture, a lower section laid with artificial turf and there is a bespoke outdoor timber framed summerhouse ideal for home office with power supply connected. A timber gate provides access direct out to the front of the property. There property benefits from a single garage accessed through a manual door. The garage has a partition wall and power supply. Double doors open off the garage into the rear garden. The property benefits from front and rear outdoor power sockets.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'. The garage is a Leasehold.

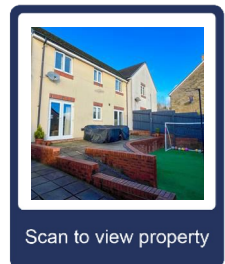




Main area: Approx. 85.5 sq. metres (919.9 sq. feet)
Plus outbuildings, approx. 17.9 sq. metres (192.4 sq. feet)
12 Clos Y Ywen, Coity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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		76	88
EU Directive 2002/91/EC			



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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