



12, Llys Y Fedwen  
Bridgend, CF35 6DZ

Watts  
& Morgan







# 12, Llys Y Fedwen

Coity, Bridgend CF35 6DZ

**Guide Price £525,000 - £540,000**

**5 Bedrooms | 3 Bathrooms | 3 Reception Rooms**

An executive 5 bedroom detached family home situated on the exclusive northern part of the Parc Derwen Estate in a pleasant cul-de-sac with close proximity to Junction 36 of the M4 and local shops and amenities. This spacious accommodation is presented to a high standard and offers flexible living accommodation. Briefly comprising; entrance hall, lounge, kitchen, dining room, study, utility and WC. First floor; generous principal bedroom with en-suite shower room, second bedroom with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Externally offering a private drive, ample off road parking, double garage and a generous landscaped L shaped garden with plenty of scope for further development, potential to create a home office/gym to the side elevation subject to planning.

## 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 through a composite front door into the spacious hallway with high gloss tiled flooring and a carpeted staircase leads up to the first-floor landing. The living room is a light and spacious reception room with windows to the front and French doors flanked by windows to the rear opening out onto the rear garden. The living room benefits from carpeted flooring and a central feature electric fireplace. The dining room is a great sized second reception room with carpeted flooring and windows over-looking the rear garden. The study is a versatile third reception room with carpeted flooring and windows to the front. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over and a 1 1/2 bowl sink unit with Swanneck mixer tap. The kitchen benefits from high gloss tiled flooring, windows to the side and double doors opening out to the rear garden. Integrated appliances to remain include 5-ring gas hob with oven, grill and stainless-steel extractor hood and dishwasher. The freestanding American style fridge/freezer will also remain. The utility room is fitted with base units, work surfaces and a stainless-steel sink with drainer. There is space and plumbing provided for 2 appliances, a window to the side, tiled flooring and a door leading into the double garage. The ground floor cloakroom is fitted with a WC and wash hand basin and a window to the side.

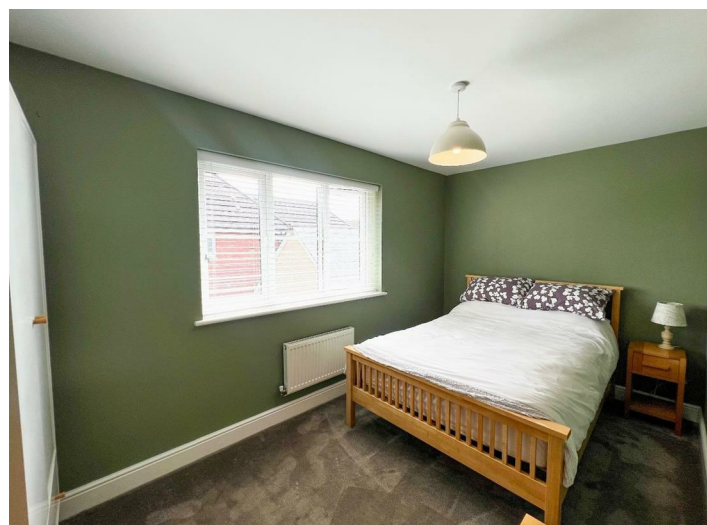
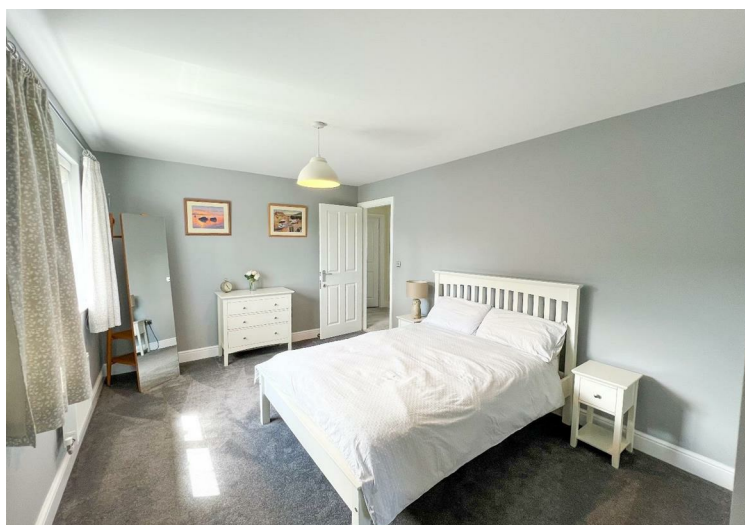
The first-floor landing offers carpeted flooring, windows to the front aspect and all doors lead off to the five bedrooms and bathroom. There is a cupboard housing the hot water tank. Bedroom One is a superb sized main bedroom with 2 sets of bespoke built-in wardrobes, windows to the front aspect, carpeted flooring and leads into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a double shower, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a window to the rear. Bedroom Two is a generous second double bedroom with carpeted flooring, 2 sets of windows to the rear, a dressing area and leads into a second en-suite. The en-suite is fitted with a WC, wash hand basin and a shower enclosure with vinyl flooring, tiling to the walls and a window to the side. Bedroom Three is a third double bedroom with carpeted flooring and a window to the rear. Bedroom Four is a fourth double bedroom with carpeted flooring and windows to the front. The fifth bedroom is a great sized room with carpeted flooring and a window to the front. The family bathroom has been fitted with a three-piece suite comprising; bath with mixer taps and shower attachment, close coupled WC and pedestal wash handbasin. There is half height tiling to the walls and full height tiling to the wet areas, recessed spotlights, vinyl flooring and a PVCu obscure double glazed window to the rear.

### GARDENS AND GROUNDS

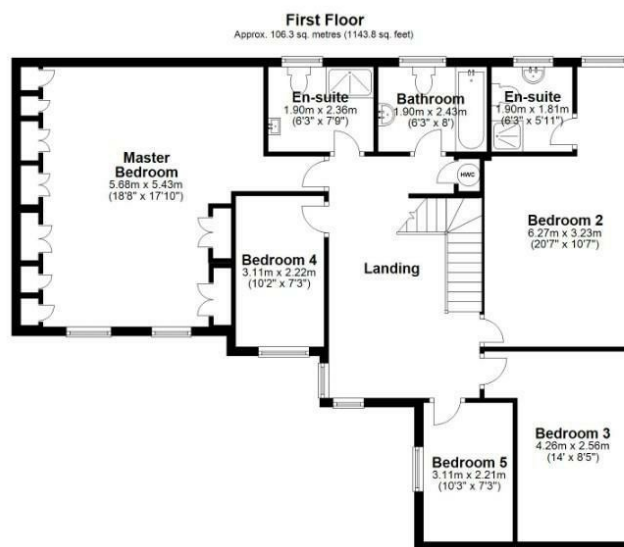
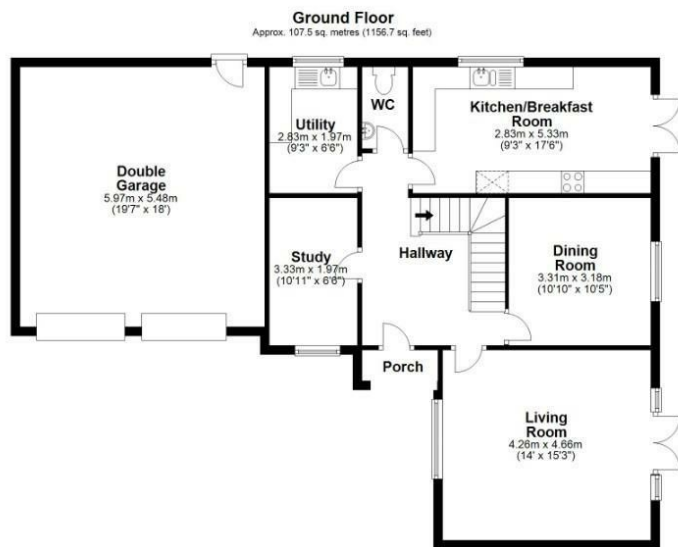
Approached off Llys Y Fedwen, no. 12 benefits from a generous corner plot. To the front of the property is a double width driveway providing ample off-road parking and decorated gravelled area with pathway leading to the front door. The double garage benefits from 2 manual up and over doors with full power and light supply and a composite door opens to the rear garden. The landscaped L shaped rear garden is a generous wrap around garden with a spacious lawned area, and paved patio areas perfect for outdoor furniture with decorative stone chipping borders. There is a timber gate providing access out to the front driveway.

### ADDITIONAL INFORMATION

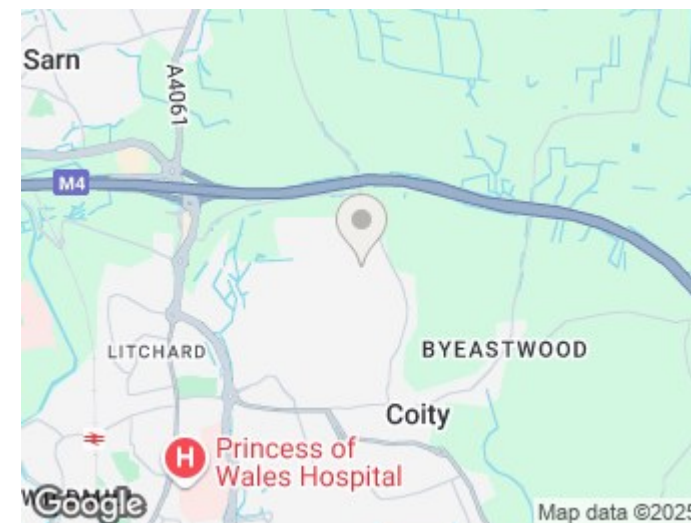
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'G'.







Total area: approx. 213.7 sq. metres (2300.4 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</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 |         |           |
|                                             | 80      | 87        |
| 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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