



15, Gerddi'r Briallu, Parc Derwen,  
Bridgend, CF35 6FR

Watts  
& Morgan

# 15 Gerddi'r Briallu, Parc Derwen,

Coity, Bridgend CF35 6FR

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**£245,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful 3 bedroom semi-detached property is 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, downstairs WC, modern kitchen with electric oven and gas hob and a spacious living room with patio doors overlooking the rear garden. To the first floor two double bedrooms both with built in cupboards and ensuite to primary bedroom, further single bedroom and family bathroom with over bath shower. Externally the property offers an enclosed rear garden and single garage with off road parking.

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## Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 1.5 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with wooden laminate flooring with the carpeted staircase leading to the first floor. The kitchen features tiled flooring and has been fitted with a range of coordinating wall and base units with complementary wood effect work surfaces over. Integrated appliances include; 4-ring gas hob and oven, with space and plumbing for a free standing washing machine and dryer and also space for a fridge/freezer, with a window to the front. The ground floor W/C which features wooden laminate flooring, includes a 2 piece suite comprising of a wash hand basin and WC. To the rear of the property is the very spacious living room, with a continuation of the wooded laminate flooring, featuring PVC patio doors with access to the rear garden, with 2 windows to the rear and one to the side. There is also a large built in under stairs store cupboard.

The first floor landing offers carpeted flooring, with a great sized storage cupboard. Bedroom One is a good sized double bedroom with fitted wardrobes, featuring carpeted flooring and window to the front. The ensuite has tiled flooring throughout and benefits from a 3 piece suite, which includes a large enclosed shower, wash hand basin and WC. Bedroom 2 is a spacious carpeted second bedroom which benefits from having fitted wardrobes and window to the rear. Bedroom 3 features wooden laminate flooring and window to the rear. The family bathroom has tiled flooring throughout and comprises of a 3 piece suite which includes a bath with overhead shower, wash hand basin and WC, with window to the front.

### GARDENS AND GROUNDS

Approached off Gerddi'r Briallu, number 15 benefits from off road parking, with 1 designated space to the side of the property as well as including a spacious garage and driveway. The rear garden is enclosed, with gate access to the side of the property. The garden is fully landscaped with lawn and paved patio, with brick built boundary walls and fencing.

### ADDITIONAL INFORMATION

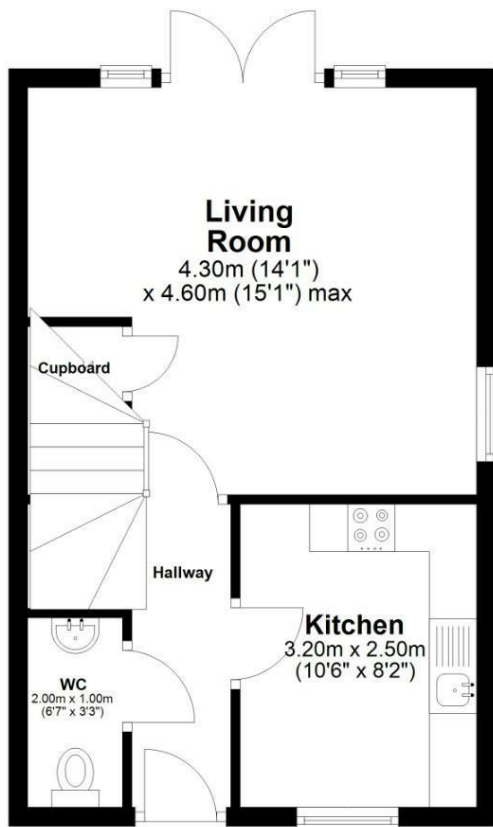
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.

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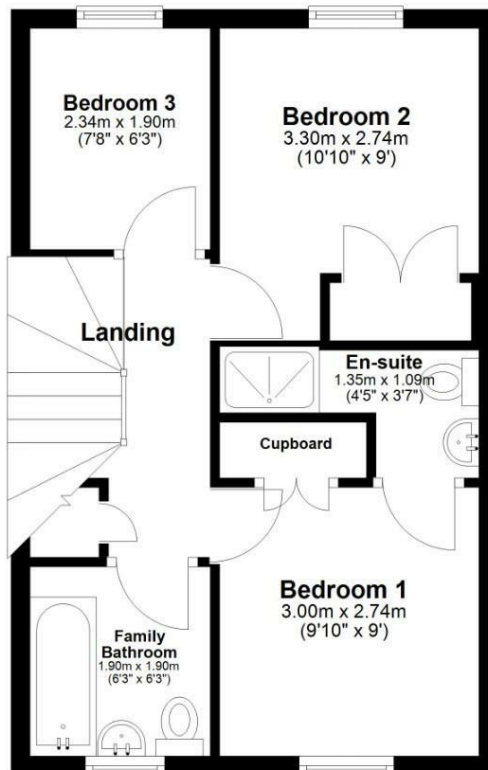
## Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



## First Floor

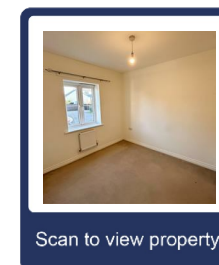
Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 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>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">91</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-top: 10px;">77</div>
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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