



22, Tal Coed
Bridgend, CF35 6QA

Watts
& Morgan

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£325,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are pleased to offer for sale this well presented four bedroom family home. It is a Persimmon Roseberry Design situated on the popular estate of Parc Derwen. Conveniently situated in a quiet location on the development within walking distance of local shops, amenities and schools. Great commuter access via Bridgend town centre and Junction 36 of the M4. Accommodation comprises hallway, lounge with double partially glazed doors opening to a kitchen/diner, utility room and cloakroom. To the first floor, four double bedrooms with ensuite to master and family bathroom. Further benefits from generous off-road parking for three vehicles, integral single garage with power, south facing landscaped rear garden. EPC Rating "B".

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 20.5 Miles * J36 of the M4 Motorway - 1.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entrance via a partially glazed uPVC composite door into a light and airy living room with Luxury Vinyl Tile flooring, the focal point of the living room is the chimney breast with a feature wood beam and inset flat screen TV. Double half glazed doors to open plan kitchen/dining room and window to front.

To the rear is a spacious open plan kitchen/dining room, a great addition which has been comprehensively fitted with a range of wall and base units with laminate work surfaces, a breakfast bar with space for high stools ideal for entertaining. All integral appliances to remain include fridge freezer, 4-ring gas hob, oven, grill and stainless steel extractor hood. A continuation of the Luxury Vinyl Tile flooring throughout the open plan kitchen/diner and further features include windows overlooking the rear and patio doors to a south facing garden. Ample space provided for freestanding dining room furniture and a door to the ground floor utility and WC, there is also a storage cupboard which could be utilised as a pantry cupboard.

The ground floor utility has space and plumbing available for a tumble dryer and washing machine and also houses the combination boiler. Further features include a composite door to the side access and leads to a WC.

The WC has been fitted with a 2-piece suite comprising; a dual flush WC and wash-hand basin and an obscured window to the rear.

FIRST FLOOR

The first floor landing is a generous size with fitted carpet and access to the loft hatch which is partially boarded, Luxury Vinyl Tile flooring is fitted in all four bedrooms and bathrooms.

Bedroom one is an exceptional size double bedroom with Luxury Vinyl Tile flooring, windows to the front and fitted wardrobes. Leads to an ensuite shower room fitted with a 3-piece suite comprising; separate shower, WC and wash-hand basin and vanity unit. further features partly tiled walls and an obscured window to the side.

Bedroom two is a superb size double and windows to the front.

Bedroom three is a further double bedroom with window to the rear.

Bedroom four is a generous single bedroom and could be used as a small double bedroom, currently being utilised as a walk-in wardrobe with fitted hanging rails and a window to the rear.

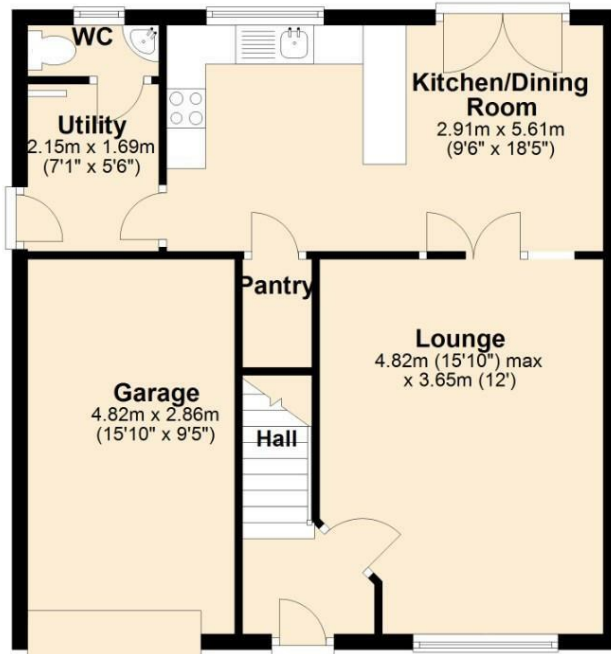
The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with an overhead shower, WC and wash-hand basin. Further features include partly tiled walls, and an obscured window to the rear.



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.

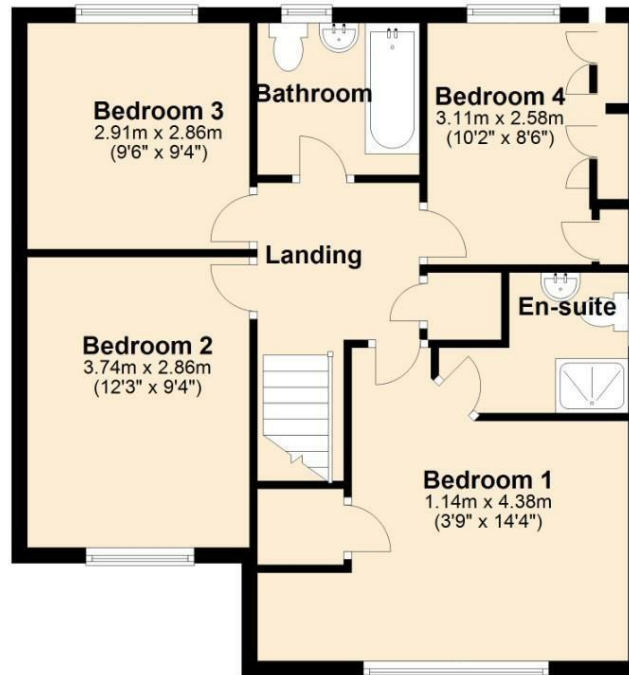
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

