



10, Llys Y Wennol  
Bridgend, CF35 6FD

Watts  
& Morgan

# 10 Llys Y Wennol

Coity, Bridgend CF35 6FD

**£350,000 Freehold**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A lovely 4 bedroom detached property, 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, spacious living room with patio doors overlooking the rear garden, downstairs WC, a modern kitchen/diner and separate utility room. To the first floor, three good sized double bedrooms, a spacious master bedroom with ensuite bathroom as well as a family bathroom with bath. Externally, the property offers a very large enclosed rear garden, a garage and driveway parking for 2 cars.

## Directions

\* Bridgend Town Centre - 2.6 Miles \* Cardiff City Centre - 23.0 Miles \* J36 of the M4 - 2.1 Miles



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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered via a composite front door into a spacious entrance hallway featuring wooden laminate flooring, a carpeted staircase rising to the first floor, and a useful storage cupboard.

The bright and airy living room continues the laminate flooring, which includes an electric fireplace and benefits from a front-facing window, a side window, and patio doors opening onto the rear garden, allowing an abundance of natural light to flood the space.

The ground floor WC, also finished with laminate flooring, is fitted with a two-piece suite comprising a wash hand basin and WC, and enjoys a front-facing window.

To the rear of the property is the spacious kitchen/diner, which features laminate flooring and dual-aspect front and rear-facing windows. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces, along with integrated appliances including a fridge/freezer and dishwasher. Leading off the kitchen is the utility room, which continues the laminate flooring and provides access to the rear garden via a PVC door.

To the first floor, the carpeted landing provides access to four double bedrooms, the family bathroom, and an additional storage cupboard.

Bedroom two is a generously sized double room located to the rear, featuring carpeted flooring and a rear-facing window.

Bedroom three is a front-facing double bedroom with carpeted flooring and a front-facing window.

The family bathroom is fitted with laminate flooring and a three-piece suite comprising a wash hand basin, WC, and bath, and benefits from a front-facing window.

Bedroom four is another front-facing bedroom, featuring carpeted flooring and a front-facing window.

The spacious master bedroom is situated to the rear of the property and features carpeted flooring, built-in wardrobes, and a rear-facing window. The en-suite bathroom is fitted with laminate flooring and a three-piece suite comprising a wash hand basin, WC, and enclosed shower, along with a rear-facing window.

### GARDENS AND GROUNDS

Approached off Llys Y Wennol, number 10 enjoys private parking to the rear providing convenient off-road parking for 2 cars as well as benefitting from a garage. The property benefits from a generous, fully enclosed and landscaped rear garden, thoughtfully designed with a combination of artificial lawn and patio areas. The space is bordered by secure fencing and walling, and also provides access to the garage via a PVC door.

### ADDITIONAL INFORMATION

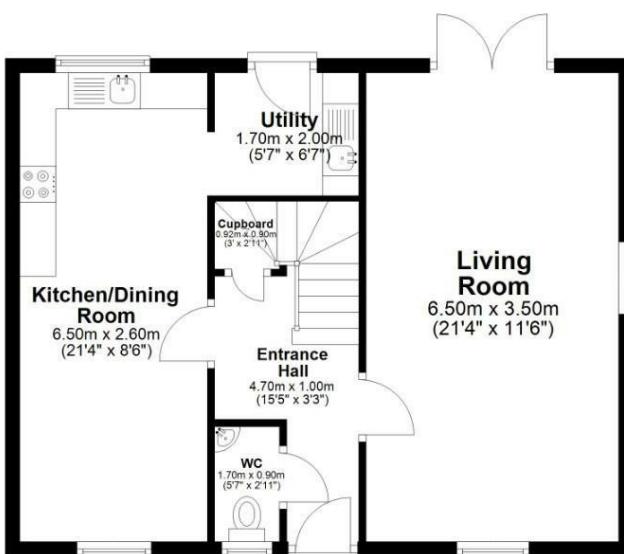
Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band 'E'.



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.

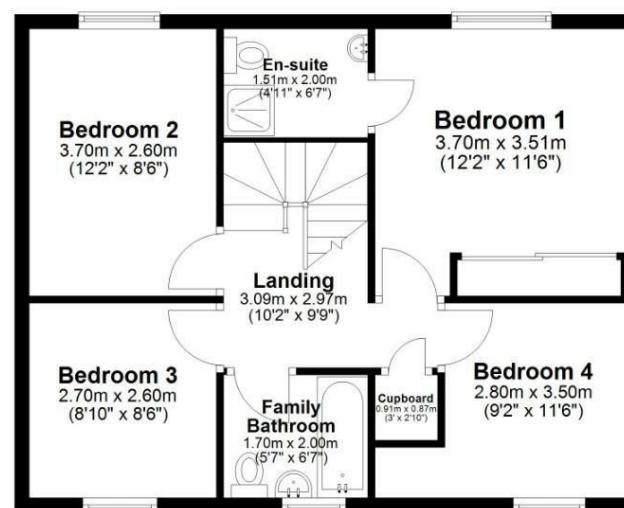
### Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)

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



Scan to view property

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