



19, Llys Ceirios  
Bridgend, CF35 6QB

Watts  
& Morgan

# 19 Llys Ceirios

Bridgend CF35 6QB

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**£225,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

We are delighted to offer to the market this immaculately presented throughout three bedroom end of terrace town house. Situated in a desirable plot facing the park on the popular development of Parc Derwen in Coity. Within walking distance of local shops, amenities and schools. Close to Bridgend Town Centre and great commuter access via Junction 36 of the M4. Being sold with no ongoing chain. Accommodation comprises: entrance hall, lounge, kitchen/dining room and WC. First floor landing, two double bedrooms and family bathroom. Second floor landing, main bedroom with en-suite shower room. Externally enjoying a private driveway with off-road parking for three vehicles, landscaped rear garden. EPC Rating "B". Chain Free.

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## Directions

Bridgend Town Centre- 2.5 Miles Cardiff City Centre- 24.5 Miles J36 of the M4- 3.0 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Access via uPVC door into an entrance porchway with a courtesy door leading into the main living space.

The main living space is a light and neutral room with oak effect laminate flooring, windows overlooking the park to the front and built-in storage cupboard. Door leads into the inner hallway with carpeted staircase leading to the first floor and the downstairs WC fitted with a 2-piece suite comprising of a dual flush WC and wash-hand basin.

The kitchen/dining room has been comprehensively fitted with a range of contemporary wall and coordinating base units with laminate work surfaces over. Integral appliances to remain include 4-ring gas hob, oven, grill and extractor fan. Space provided for two further appliances and a freestanding fridge freezer. Ample space for freestanding dining table and French doors open out onto the rear garden. The kitchen also offers continuation of the laminate flooring and partially tiled walls.

### FIRST FLOOR

The first floor landing offers carpeted flooring.

Bedrooms two and three are both situated on the first floor and are both good size double bedrooms with carpeted flooring, window to the front and rear.

The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and dual flush WC. Also featuring vinyl flooring, partially tiled walls and window to the side.

Carpeted staircase leads to the second floor.

### SECOND FLOOR

The second floor landing offers a built-in storage cupboard and leads into the main bedroom.

Bedroom one is a spacious double bedroom with carpeted flooring, velux window to the front. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with vinyl flooring, partially tiled walls and velux window to the rear.

### GARDENS AND GROUNDS

Approached off Llys Ceirios No.19 has a private driveway to the side of the property providing off-road parking for three vehicles with a courtesy gate leading into the rear garden.

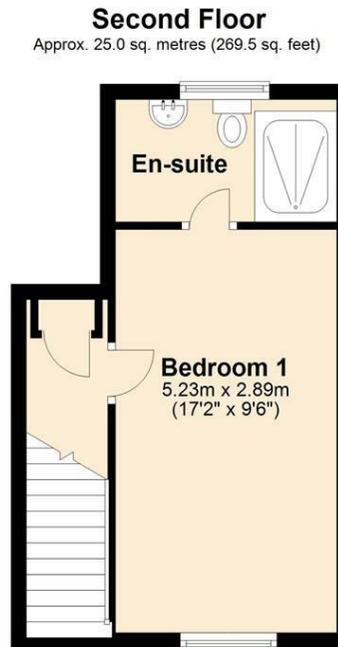
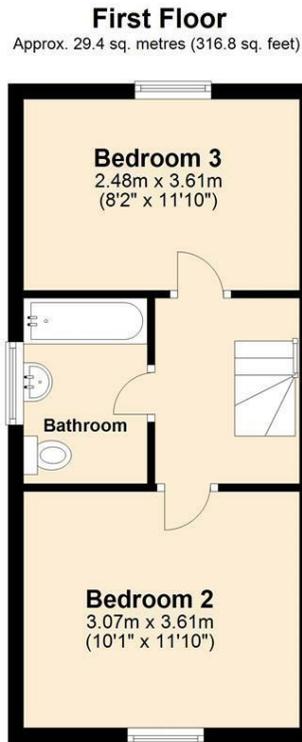
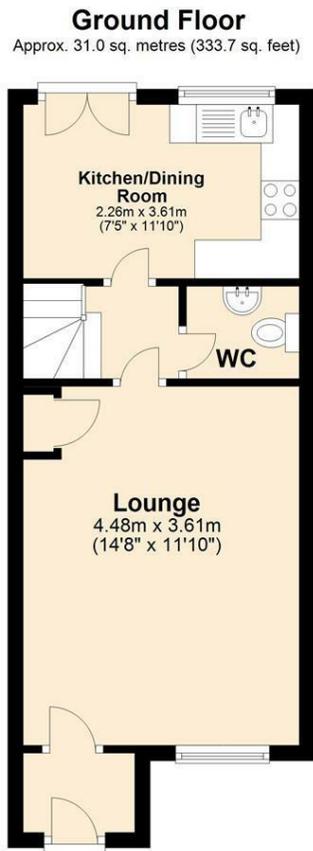
Situated on a desirable plot on Parc Derwen with green fields and park to the front of the property. To the rear is a landscaped garden enclosed by timber fencing laid with artificial grass and a raised decked area ideal for outdoor furniture.

### SERVICES AND TENURE

Freehold. All mains services connected.

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Total area: approx. 85.5 sq. metres (920.1 sq. feet)

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

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>			<b>95</b>
(81-91) <b>B</b>		<b>84</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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