

HUNTERS®

HERE TO GET *you* THERE



Clos Y Bont

Parc Derwen, Coity, CF35 6QL

£299,950



Council Tax:



20 Clos Y Bont

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General

The property is found on the established PARC DERWEN ESTATE, COITY on the outskirts of Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Parc Derwen estate itself has a new primary school and will also have a shopping precinct built in the next year, With Bridgend being close by which boasts many further facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

Hallway

with laminate flooring, skinned walls and ceilings with central lighting, radiator, stairs to first floor, composite front door, doors to:

Lounge

19'3" x 10'4" (5.87m x 3.15m)
with laminate flooring, skinned walls and ceilings with central light fitting, radiator, window to front and French doors to rear.

Kitchen / Dining

19'3" x 9'5" (at widest) (5.87m x 2.87m (at widest))
with laminate flooring, skinned walls and ceilings with two central light fittings, radiator, selection of base and wall units in navy, granite worktops with breakfast bar area, integral appliances including

electric oven, gas hob and hood, dishwasher and fridge freezer, windows to front and rear, utility storage.

Utility Room

with laminate flooring, skinned walls and ceilings with central lighting, granite effect worktops with wall unit, plumbing for washing machine, radiator, door to rear.

Cloakroom

off the utility with grey herringbone effect flooring, skinned walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator.

Landing

with carpets, skinned walls and ceilings with central lighting, airing cupboard, wood bannister with spindles, attic access and doors to:

Master Bedroom

19'3" x 10'6" (at widest) (5.87m x 3.20m (at widest))
with carpets, skinned walls and ceilings with central lighting, windows to front and rear, radiator, door to ensuite

Ensuite

with herringbone effect flooring, skinned walls and ceilings with central lighting, radiator, wc and hand wash basin, shower cubicle with glass screen and electric shower.

Bedroom 2

10'10" x 9'2" (3.30m x 2.79m)
with carpets, skinned walls and ceilings with central lighting, window to front, radiator.

Bedroom 3

9'3" x 7'8" (2.82m x 2.34m)
with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

Bathroom

7'2" x 6'10" (2.18m x 2.08m)
with herringbone effect flooring, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite wc, bath and sink, window to front.

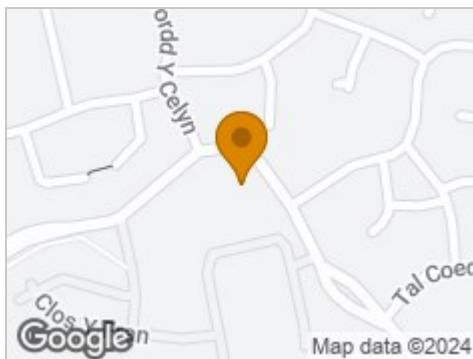
Garden

Enclosed rear garden with patio area against house and rear lawn. South West facing not being too overlooked allowing for privacy.

Driveway to side of property with room for two cars, detached garage with pitched roof with up and over front door, power and lighting.



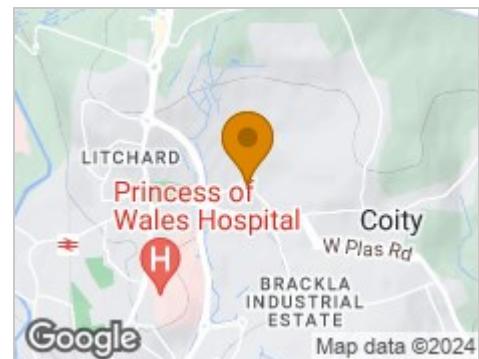
Road Map



Hybrid Map



Terrain Map



Floor Plan

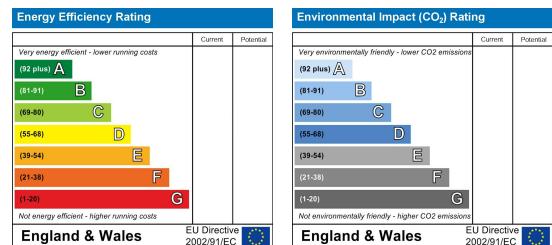


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.