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CELEBRATING 100 YEARS 100 1926-2026

8 Ffordd Y Draen, Coity

Bridgend

Guide Price £199,950

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Coity, Bridgend

From Junction 36 of the M4 travel south signposted Bridgend. Take the first exit at the next three roundabouts which will lead you into the Parc Derwen development. Take the first turning left and follow this road through the development onto Ffordd Y Draen. Proceed along the road where the property will be found on your left hand side

Immaculate two-bedroom home in Parc Derwen, with two bathrooms, a landscaped garden, insulated garden office and carport. Close to schools, shops and the M4.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Situated in the highly sought-after Parc Derwen development is this immaculately presented two-bedroom property with two bathrooms, downstairs WC, off-road parking, landscaped garden with outbuilding and just a short distance from local schools, shops and junction 36 of the M4 motorway a great opportunity for first time buyers.

The property is entered via a partially glazed composite door into an entrance hallway with a bespoke storage cupboard and doorways to the kitchen, lounge/diner and a downstairs WC. The WC has been fitted with a two-piece suite comprising; a low-level WC and a corner wash handbasin. The kitchen has been fitted with a range of matching base and wall units with square-edge countertops comprising four-burner gas hob with a complementary extractor fan, inset sink with an extendable mixer tap, integrated oven, space for a fridge/freezer and plumbing for two appliances. The room is complete with ornate splashback tiling and a double-glazed UPVC window to the front. The lounge/diner is a generously sized room laid to Karndean flooring, double-glazed UPVC window and French doors to the rear allowing natural light to pour into the room.

To the first floor landing there is a loft inspection point with a partially boarded loft with power and doorways to both bedrooms, family bathroom and a storage cupboard. The Master bedroom is a spacious allows space for a king sized bed and wardrobes, double-glazed UPVC window to the front and doorway to the ensuite bathroom. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and shower. There are tiled walls, shaving point and an obscure double-glazed window to the front. Bedroom two is another well-proportioned room with carpeted flooring and a double-glazed UPVC window to the rear offering views of the garden. The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and bath.

To the side of the property is a carport with a tandem style parking bay. To the front of the property features an outside tap. To the rear of the property is a fully enclosed and landscaped garden with a large patio area perfect for outdoor furniture with additional astroturf area. The garden also features a fully insulated outbuilding/office complete with power, double-glazed UPVC window and door. The patio area continues around to a gated access point leading to the off-road parking and carport.

Viewings are highly recommended.


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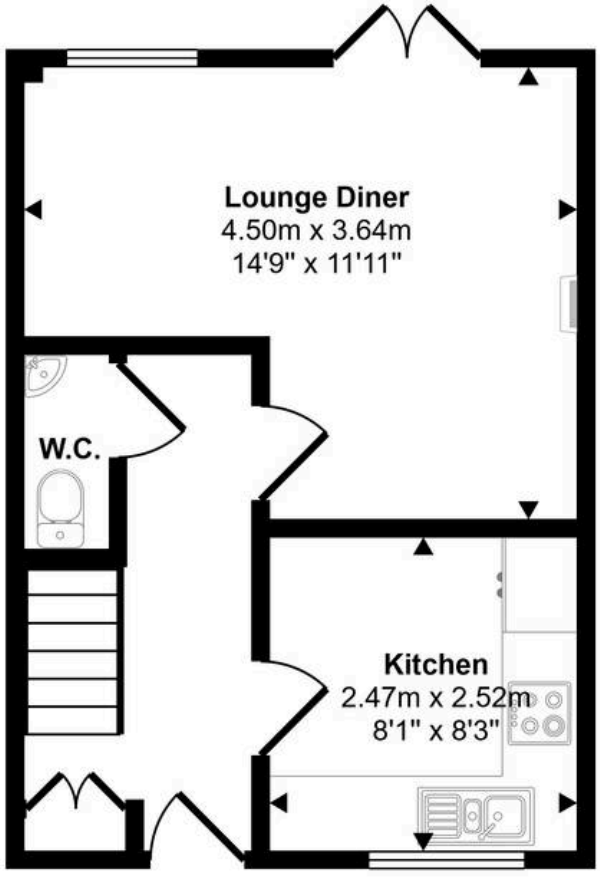
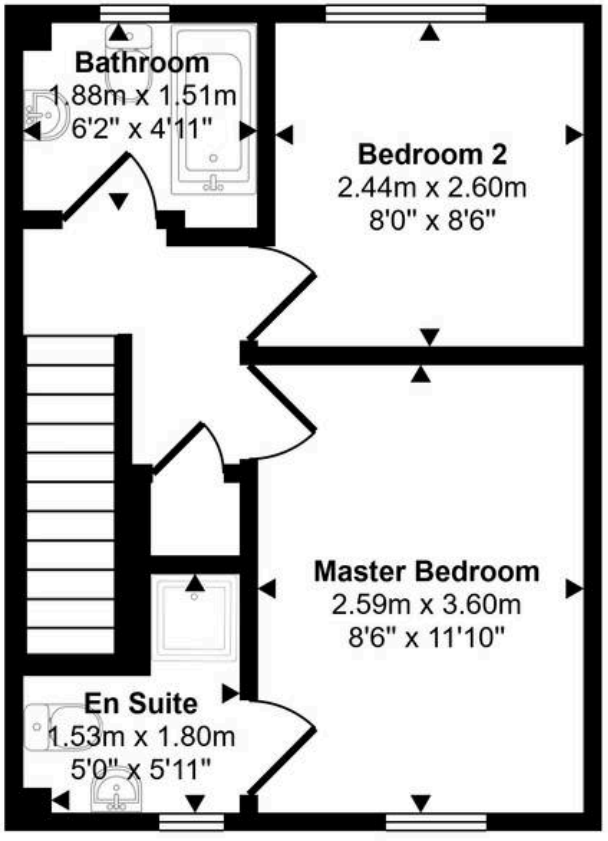
Approx Gross Internal Area
63 sq m / 673 sq ft



Ground Floor
Approx 28 sq m / 306 sq ft



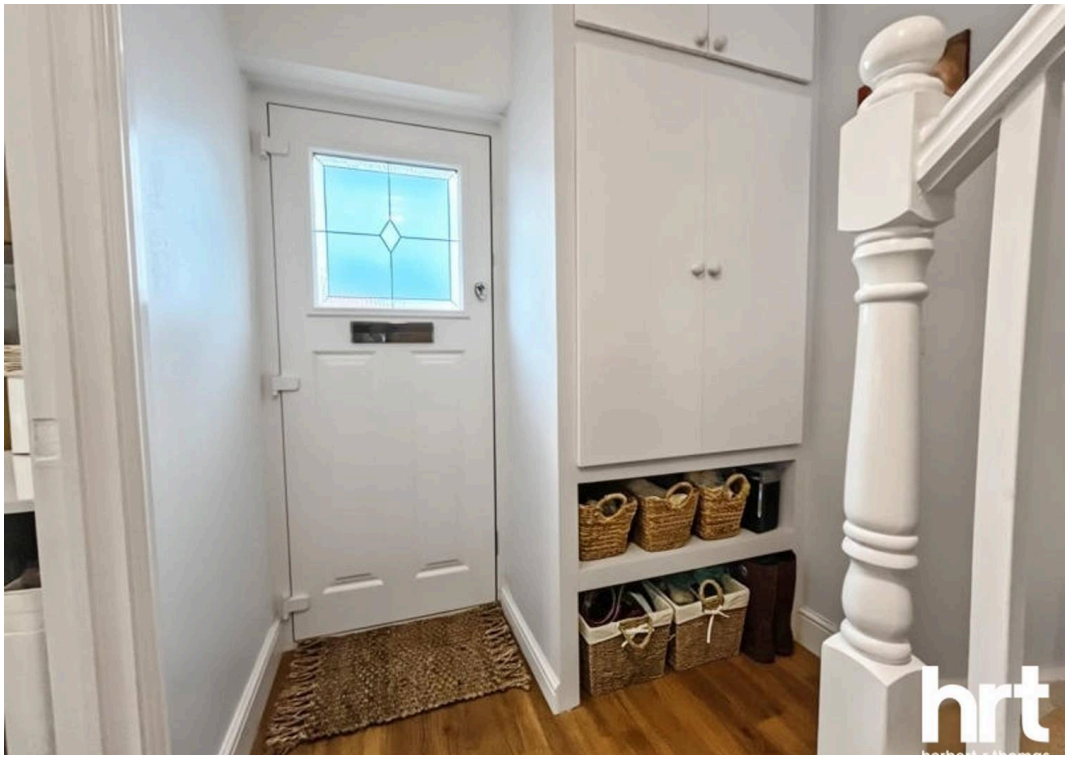
First Floor
Approx 28 sq m / 303 sq ft



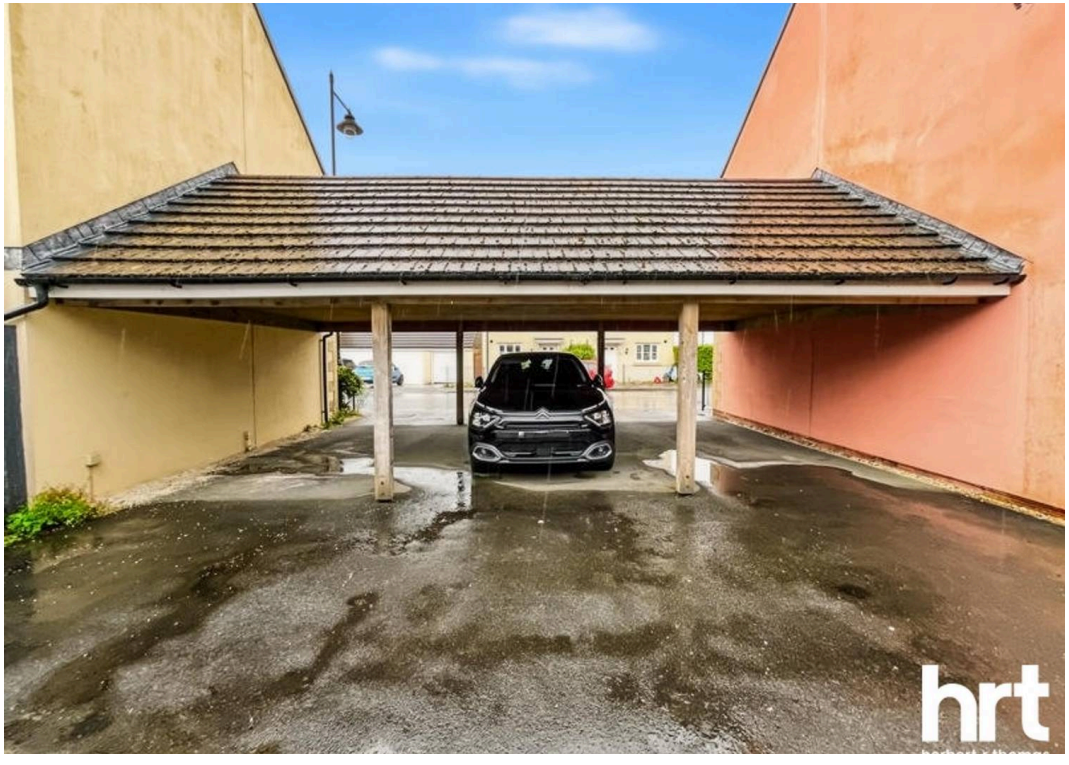
Garden Room
Approx 6 sq m / 64 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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