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herbert r thomas

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30 Ffordd Y Draen

Coity,

Bridgend,

CF35 6BF

30 Ffordd Y Draen

Asking price **Offers in
Excess of £285,000**

Situated on the highly popular Parc Derwen development within close proximity to Junction 36 of the M4, walking distance to local primary school, parks and local amenities is this stunning four bedroom townhouse property with modern renovations

Four bedrooms with master suite to top floor

Immaculately presented

Modern renovations throughout

Corner plot

Garage with additional enclosed area

Low maintenance garden

Stunning views to front of property

Situated on the popular Parc Derwen development

Close proximity to Junction 36 on the M4, walking distance to local school and amenities

Viewings are highly recommended





This stunning four bedroom townhouse property is situated on the highly popular Parc Derwen development within close proximity to Junction 36 on the M4, local school, shops and amenities.

The property is entered via a partially glazed door into an entrance hallway with stairs to the first floor landing, useful storage cupboard and doorways to kitchen, lounge/dinner/family space and cloakroom. The cloakroom has been fitted with a two-piece suite comprising; low-level WC and corner pedestal wash handbasin. There are half tiled walls in the wet areas and a glazed window to front. The kitchen has been fitted with a matching range of base and eyelevel units with squared rolltop space over, a stainless steel sink, four ring burner gas hob with complimentary extractor fan overhead and built in oven. There is an integral fridge, freezer, washing machine and full-size dishwasher, laid with luxury vinyl tile flooring with modern panelling in the dining section and double glazed UPVC windows to the front and side. The lounge/diner/family area is an impressive size reception room with the same continuation of luxury vinyl flooring with an archway through to an extended area with double glazed UPVC windows to the side and rear and double glazed UPVC French doors giving access to the garden.

To the first floor landing there is a staircase rising to the master suite and doorways to three bedrooms, family bathroom, storage cupboard and airing cupboard. Bedroom two is a good sized double room that benefits from built-in wardrobes, laid to carpet and a double glazed UPVC window to rear. Bedroom three is another good sized double room which also benefits from built-in wardrobes and a double glazed

UPVC window to the front. Bedroom four is a well-proportioned single room/home office with a double glazed UPVC window to rear. The family bathroom has been fitted with a three-piece suite comprising; low-level WC, pedestal wash handbasin and panel bath with shower overhead. There are fully tiled walls and an obscure glazed window to the front.

On the second floor there is a doorway to the master suite which is an impressive sized double room with built-in wardrobes, Velux window to the rear and a double glazed UPVC window to front with spectacular views, laid to carpet and doorway to ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and corner shower suite with double glazed window to rear.

To the front of the property is a fenced pathway to entrance with a chipping area and additional space to side with an outside tap and with potential to add additional parking. To the rear of the property is a fully enclosed low maintenance garden with a gated side access, laid to patio with chipping areas and pathway that leads to garage with added enclosed section for additional storage/parking with a composite door.

Viewings are highly recommended.





Directions

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 passing the Primary School on your right hand side where the property can be found on your left hand side on the corner plot.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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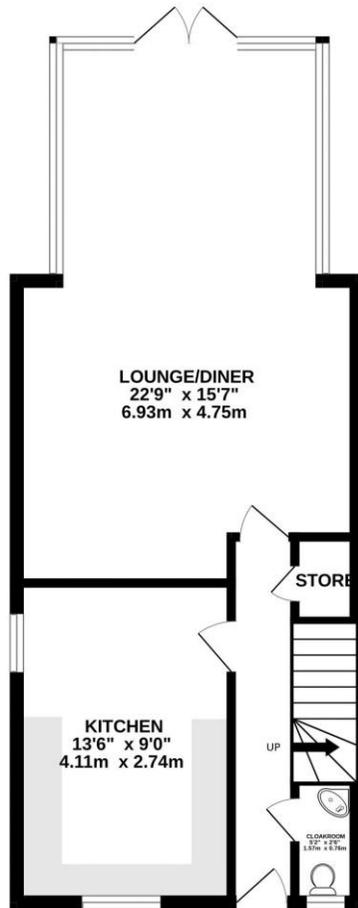
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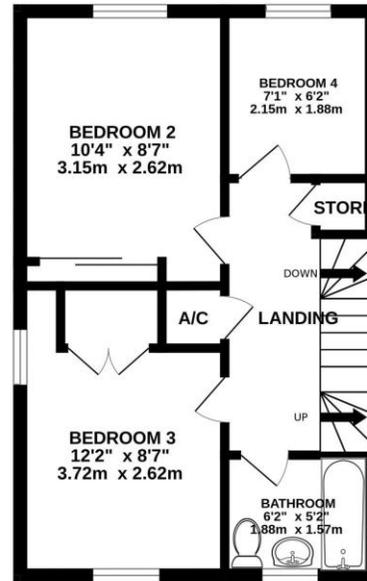
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



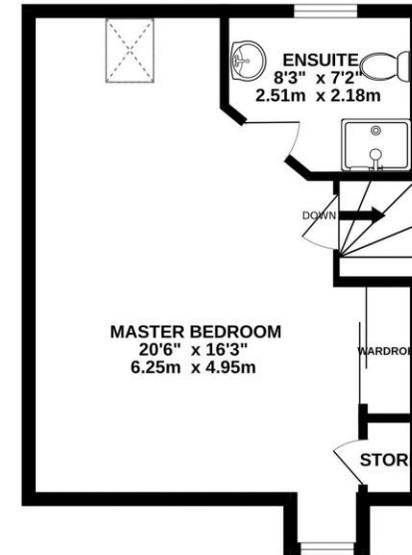
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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