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3 Cae Rhedyn
Coity, Bridgend, Bridgend,
CF35 6AQ

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3 Cae Rhedyn

Asking price **£289,950**

A beautifully presented four double bedroom detached family home in an enviable position within the Parc Derwen development, enjoying open views over green belt area.

Modern detached four double bedroom family home

Presented to a high standard

Enviable elevated position enjoying far ranging views to front

Impressive kitchen/dining room open plan to conservatory

Generous sized lounge to front

Separate playroom

Ground floor cloakroom incorporating utility space

Four double bedroom, master bedroom with ensuite

Enclosed garden to rear and side

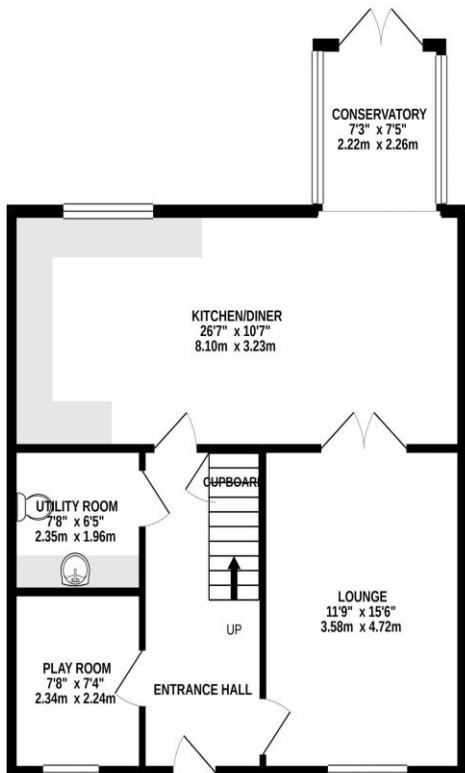
Single garage and driveway for two vehicles





Situated in an enviable position enjoying elevated far ranging Westerly views No. 3 Cae Rhedyn is a well-proportioned four double bedroom modern detached family home. The well-presented accommodation comprises; central entrance hallway with stairs to first floor with under stairs storage below and Karndean wood effect flooring. The cloakroom has recently been reconfigured to incorporate a fully tiled utility space with built in base units housing an integrated washing machine and separate space for a tumble dryer. The lounge located at the front of the property with picture window enjoying the far ranging views has double doors at the rear of the lounge lead into the hub of the house which is the large and impressive kitchen/dining room open plan to the conservatory sitting

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

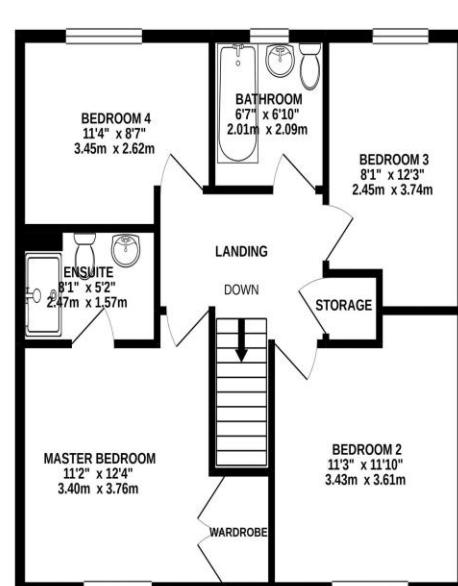


TOTAL FLOOR AREA - 1364 sq.ft. (126.7 sq.m.) approx.

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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area. The kitchen offers an extensive range of base and wall mounted units with integrated double oven, four burner gas hob with space and plumbing for dishwasher and American style fridge/freezer. The conservatory is a UPVC double glazed frame conservatory with pitch polycarbonate roof enjoying viewings and giving access into the rear garden. The kitchen and conservatory has a continuation of the same Karndean flooring as the hallway. The playroom or home office is also located at the front of the property enjoying far ranging views. The first floor landing with loft inspection point and airing cupboard housing pressurised hot water system gives access to the four double bedrooms. Bedrooms one and two are both located at the front of the property enjoying the

1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



far ranging views. The master bedroom has built in double wardrobes plus benefits from an en-suite shower room with full tiled shower cubicle with mains shower fitted, low level WC and sink unit. Bedrooms three and four enjoy views over the enclosed rear garden. The family bathroom offers a white three piece suite which includes panel bath with splashback tiling above, low level WC and sink unit. Outside to the front of the property is a low maintenance fore court garden. The enclosed rear garden offer a decked patio which extends from the rear of the property with a step up to a level lawned garden with shrub and plant borders. To the side of the property is a decked and ornate gravel courtyard garden. Pedestrian gate at the rear of the garden leads onto the driveway where there is parking for two vehicles ahead of a single garage. The property benefits from fitted solar panels which are owned by the home owner. They provide free electricity during daylight hours and an annual income of approximately £750.00.





Directions

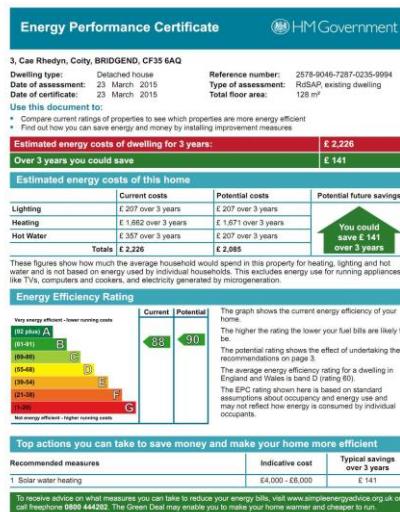
From Junction 36 (Sarn) travel South along the dual carriage way signposted Bridgend. Proceed over the first roundabout, take the first left at the second roundabout. At the third roundabout take the first left entering into the Parc Derwen development. Proceed along this road taking the second left hand turning onto Heol Stradling. Follow this road as it meanders through the development taking the third right hand turning onto Cae Rhedyn where No. 3 will be found on the left hand side .

Tenure

Freehold

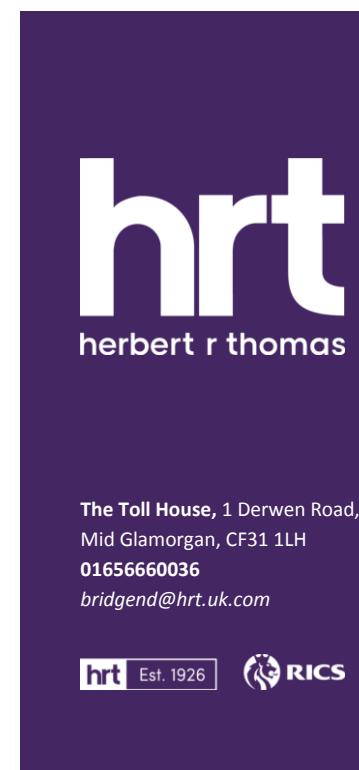
Services

All mains services
Council Tax Band E
EPC Rating B



Viewing strictly by appointment through Herbert R Thomas

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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.



