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4 Trem Y Rhedyn

Coity,
Bridgend,
CF35 6FE

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Asking price **£249,950**

Situated in the popular Parc Derwen development is this spacious three bedroom semi-detached property with two bathrooms, conservatory, garage, off-road parking and within close proximity to local schools, shops and junction 36 of the M4.

Spacious three bedroom semi-detached property

Dual aspect lounge

Downstairs WC

Conservatory

Fitted kitchen/diner with integrated appliances

Ensuite to main bedroom

Garage

Off-road parking

Low maintenance rear garden

Viewings highly recommended





This spacious three bedroom semi-detached property situated in the popular Parc Derwen development, boasts a spacious dual aspect lounge, conservatory, low maintenance rear garden, garage and off-road parking.

The property is entered via a double glazed door into a spacious entrance hallway with staircase leading to the first floor landing, door to understairs storage and doorways leading to the lounge, kitchen and cloakroom/WC.

The lounge is a generous sized room with windows to the front and side allowing plenty of natural light to pour into the room and French doors to the rear opening out to the rear garden.

The kitchen has been fitted with a range of base, wall and drawer units complemented with stylish heat resistant red worktops and matching splash back's. Integrated appliances include a fridge/freezer, dishwasher, Neff electric oven, Neff combination microwave/oven, electric hob with extractor fan above and space for a washing machine. The sink unit is inset with a mixer tap and a fixed breakfast bar has been installed. French doors to the rear lead to the conservatory.

The conservatory is a spacious addition to the property with dwarf walls, wrap around windows and a glass roof with bespoke fitted blinds, laid to tiled flooring and doors open out to the rear garden. The cloakroom/WC has been fitted with a two-piece suite comprising; pedestal wash handbasin and a WC.

To the first floor landing there are doorways to storage cupboard, all three bedrooms and the family bathroom.

The main bedroom is a spacious room with a window to the rear aspect, laid to carpet and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a shower cubicle with a thermostatic shower, pedestal wash handbasin and a WC.

Bedroom two is another double room with a window to the front and laid to carpet.

Bedroom three comfortably fits a single bed with space for additional furniture, the vendors currently use the room as an office with a window to the rear.

The family bathroom has been fitted with a three-piece suite comprising; panelled bath with thermostatic shower over, pedestal wash handbasin and a WC. The walls are part tiled and there is a window to the front.

To the front of the property is an area laid to decorative chippings and a path and steps leading to the front door. To the rear of the property there is a decking area with the remainder laid to artificial grass and decorative chippings. The garden is enclosed and surrounded by a brick boundary wall and wooden fencing. A gate to the side leads down to the garage and driveway which is found to the rear of the property. The garage is generous in size and is accessed via an up and over door. The driveway allows off road parking for two vehicles.

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 until you see the sign for Trem Y Rhedyn on the left hand side. Follow the road up halfway, the property is positioned on the corner of Trem Y Rhedyn and Maes Yr Ysgall as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating B

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

Y1824 4127 PW

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 Trem Y Rhedyn 100% Mid Glamorgan CF31 1LH	Energy rating B	Valid until: 12 June 2034 Certificate number: 9900-4075-0022-0397-3842
Property type Semi-detached house		
Total floor area 86 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance		
Energy rating and score		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 60

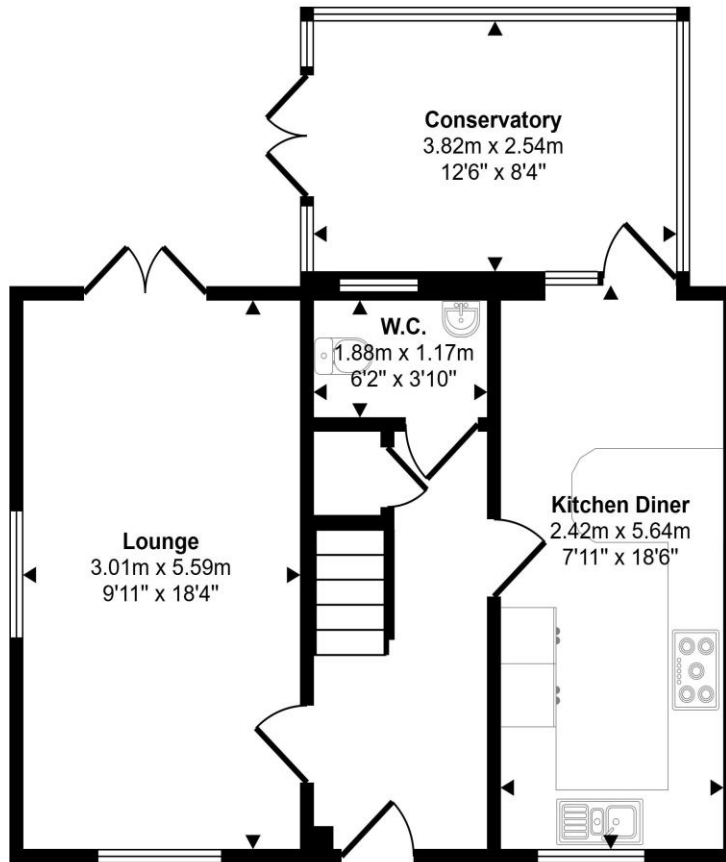
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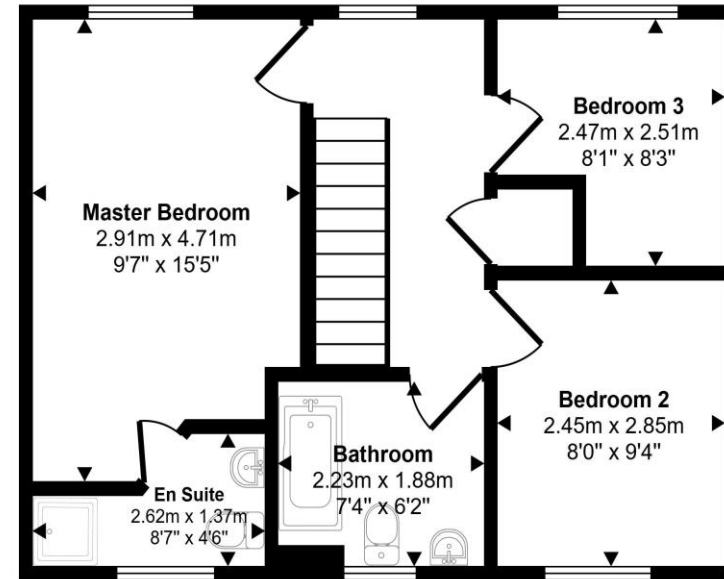
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 42 sq m / 451 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.

