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9 Rhodfa'r Celyn  
Coity, Bridgend, CF35 6FN

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## 9 Rhodfa'r Celyn

Asking price **£285,000**

This three bedroom detached house sits proud at the head of a quiet cul de sac and comes with a detached garage, driveway parking and wrap around gardens.

Spacious three bedroom detached property

Built in 2014

Quiet cul de sac location

Popular residential development

Generous plot with wrap around gardens

Garage & driveway parking

Additional visitor parking to the front

Great location for the local Primary School





Built in 2014, this spacious three bedroom detached property benefits from a lounge and fitted kitchen/diner to the ground floor. A generous entrance hall sits in the middle of the house with a cloakroom/WC and under stairs storage. The first floor houses three bedrooms and the family bathroom. The main bedroom comes complete with an en suite shower room and plenty of space for wardrobes. Outside, there is a detached garage, driveway parking and the wrap around garden have a large patio area, with other sections of lawn, artificial grass and chippings.

The property is entered via a double glazed door opening into the entrance hall with stairs leads to the first floor and hand under stairs storage cupboard and doors to the lounge, kitchen & cloakroom/WC. The lounge spans the full depth of the property and benefits from a window to the front and French doors to the side leading out to the garden. The kitchen has been fitted with a range of base, wall and drawer units complemented with wood effect work surfaces. There is space for a washing machine, dishwasher, fridge/freezer and tumble dryer and has a one and a half bowl sink unit with a mixer tap, electric oven and gas hob. The floor is laid to vinyl and there are windows to the front and side aspect. The cloakroom/WC comprises a two piece suite with a pedestal wash hand basin and a WC. There is splash back tiling, vinyl flooring and a window to the rear.

The stairs are carpeted along with the landing and there are doors to all three bedrooms, the family bathroom and a handy storage cupboard, ideal for towels and bedding. The main bedroom is generous in size with a window to side aspect and

plenty of space for a king size bed along with space for wardrobes, there is fitted carpet and a door leading to the en suite shower room. The en suite comprises of a shower cubicle with thermostatic shower over, a pedestal wash hand basin and a WC. Bedroom two is another double room positioned to the front of the property. There is space for a double bed, wardrobe and desk. Bedroom three comfortably fits a single bed with space for additional furniture, the room is carpeted and has a window to the side overlooking the School grounds. The family bathroom has been fitted with a three-piece suite comprising; panelled bath with an electric shower over, pedestal wash hand basin and a WC. The walls are part tiled and there is a window to the front and vinyl flooring.

Outside the garage is detached with an up and over door to the front and a personal door to the side allowing access from the garden. The garage benefits from power and light. Driveway parking lies in front of the garage along with a visitor parking space at the front of the property. The property has a wraparound garden and steps lead to the front door. A gate allows access from the front with the garden laid to lawn and patio. A further gate leads around the back to an area which the vendors have laid to artificial grass and use as a children's play area. A small wooden fence and additional gate lead to an area of chippings. The fence borders a coach house to the rear and the Schools grounds to the side.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

# AWAITING EPC

## 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, take the next right onto Rhodfa'r Celyn and then next right into a cul-de-sac where the property will be found at the head of the cul de sac.

Viewing strictly by appointment  
through Herbert R Thomas

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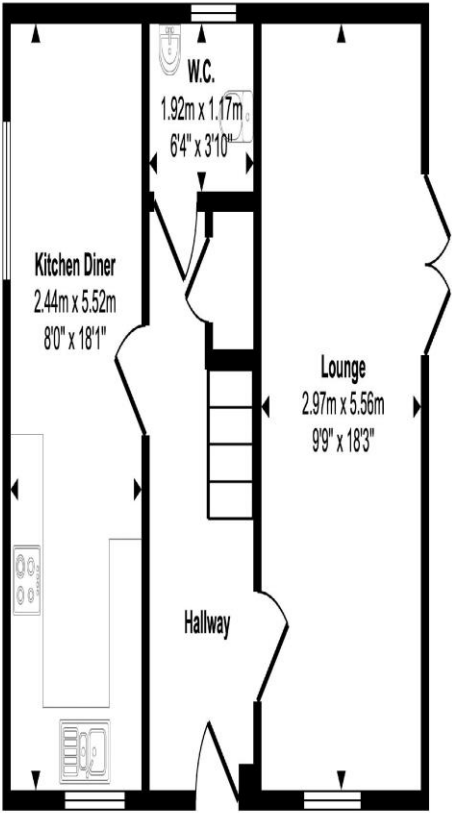
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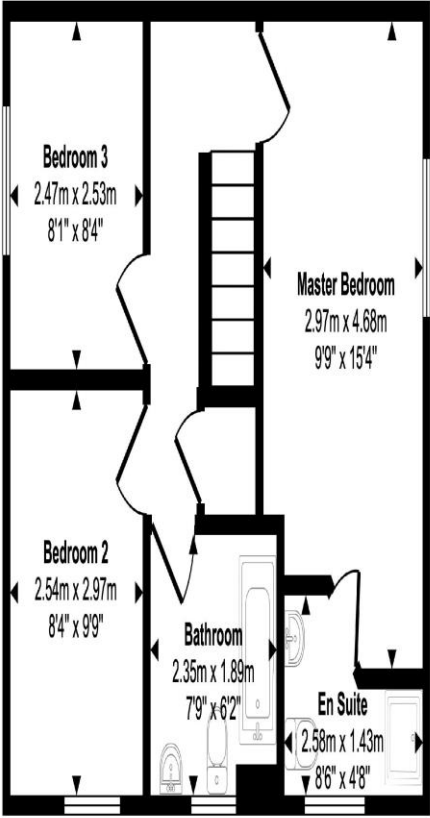
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area  
102 sq m / 1093 sq ft



Ground Floor  
Approx 42 sq m / 456 sq ft



First Floor  
Approx 43 sq m / 467 sq ft



Garage  
Approx 16 sq m / 169 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.

