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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

21 Clos Y Fferm, Coity, Bridgend, Bridgend County. CF35 6DX

£389,950

Main Features

- Detached 4 double bedroom modern home
 - 3 reception rooms
 - Fitted kitchen and utility room
 - Family shower room, ensuite and cloakroom
 - Landscaped rear garden
 - Convenient for school, playing fields & open green spaces
 - Approximately 1 mile from the M4 at Junction 36 & out of Town shopping
- at McArthur Glen Designer outlet & The Pines
 - Bridgend Town Centre is within 1.5 miles approximately. Convenient for commuters and The Princess Of Wales Hospital.
 - uPVC double glazing and combi gas central heating
 - Council Tax Band: EPC:

General Information

4 DOUBLE BEDROOM, DETACHED MODERN HOME WITH LANDSCAPED GARDENS, DRIVEWAY, OPEN PLAN KITCHEN / DINING ROOM, GARAGE & MORE!

Situated in a popular location on the Parc Derwen Development convenient for school, playing fields & open green spaces. Approximately 1 mile from the M4 at Junction 36 & out of Town shopping at McArthur Glen Designer outlet & The Pines. Bridgend Town Centre is within 1.5 miles approximately. Convenient for commuters and The Princess Of Wales Hospital.

This home has accommodation comprising ground floor hallway, lounge, inner hallway, cloakroom, study, dining room, kitchen and utility room. First floor landing, family shower room, 4 double bedrooms & en-suite shower room. The exterior offers front and rear landscaped gardens, driveway parking and detached garage. The property benefits from uPVC double glazing & combi gas central heating.

GROUND FLOOR

Hallway

Composite front door. Plastered walls and ceiling. Tiled floor. Carpeted staircase to first floor. Designer radiator. Understairs storage with shoe racks.

Cloakroom

2 piece suite in white comprising w.c with enclosed cistern and hand wash basin sat on corner vanity unit with monobloc tap. Tiled walls. Plastered ceiling with inset spotlights. Tiled floor. Designer radiator.

Study

uPVC double glazed window with inset blinds. Plastered walls and ceiling. Tiled floor. Radiator.

Lounge

uPVC window and French doors with inset blinds. Plastered walls and ceiling. LVT wood effect click flooring. Two Radiators.

Kitchen

uPVC double glazed French doors with inset blinds. Fitted kitchen with wall mounted and base units finished with shaker style doors. Quartz worktops with tiled splashback and undermounted stainless sink with dual mixer tap. Integrated electric Neff hob, Neff combi microwave oven, integrated slip and slide electric oven and Bosch extractor fan. Space for washing machine. Tiled floor. LED under wall cupboard lighting and plinth lighting. Plastered walls and ceiling with inset spotlights.

Dining Room

Archway leading from kitchen to dining room. uPVC double glazed window with inset blinds. Plastered walls and ceiling. Tiled floor. Designer radiator.

Utility Room

uPVC double glazed window with inset blinds. Plastered walls. Part tiled walls. Plastered ceiling with inset spotlights. Shaker style kitchen units. Quartz worktops with tiled splashback. Undermounted stainless sink with tap. Space and plumbing for dishwasher and tumble dryer. Tiled floor. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Balustrade and spindles. Fitted carpet. Store cupboard. Radiator.

Family Shower Room

uPVC double glazed window with inset blinds. 3 piece suite comprising corner shower cubicle with rainfall mixer shower, close coupled w.c and hand wash basin set in vanity unit. Tiled walls. Plastered ceiling with inset ceiling spotlights. Tiled floor. Designer radiator.

Bedroom 1

uPVC double glazed windows. Plastered walls and ceiling. Built in wardrobe. Tile feature wall. LVT wood effect click flooring. Designer radiator. Loft hatch.

En-suite shower room

uPVC double glazed window. 3 piece suite comprising walk in shower with mixer shower and bifolding door, wash hand basin set in vanity unit with mixer tap and w.c with enclosed cistern. Tiled walls. Plastered ceiling with inset ceiling spotlights. Tiled floor. Radiator.

Bedroom 2

uPVC double glazed windows. Plastered walls and ceiling. LVT wood effect click flooring. Radiator.

Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. LVT wood effect click flooring. Designer radiator.

Bedroom 4

uPVC double glazed window. Plastered walls and ceiling. LVT wood effect click flooring. Radiator.

EXTERIOR

Front Garden

Porcelain steps leading to front door. Laid to artificial grass. Driveway parking.

Garage

Detached single garage with vehicular door. Electric.

Rear Garden

Enclosed rear landscaped garden. 2 tier style. Laid with porcelain paved patio. Artificial grass. Steps leading to side access. Wood fence surround.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

E

Current heating type

Combi

Tenure (To be confirmed)

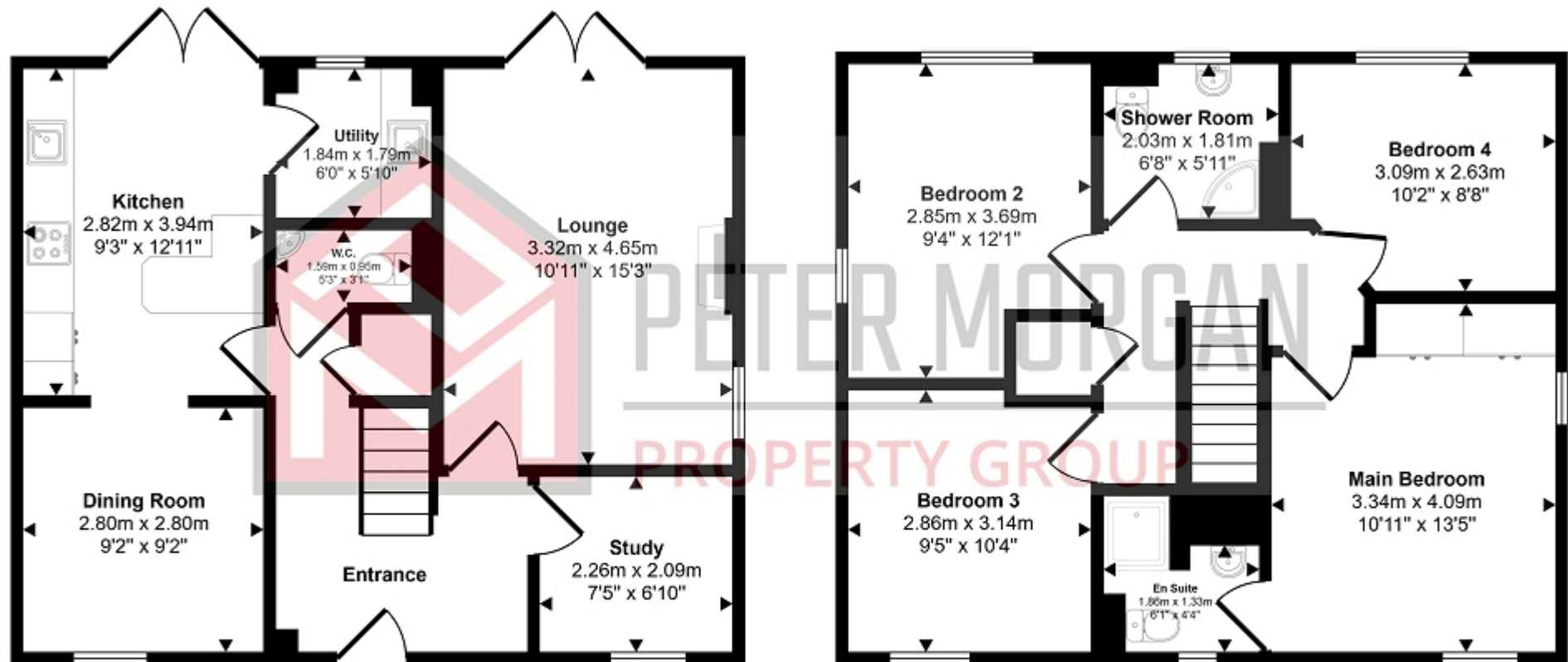
Freehold







Approx Gross Internal Area
115 sq m / 1236 sq ft




Ground Floor
Approx 57 sq m / 616 sq ft

First Floor
Approx 58 sq m / 620 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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| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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