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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

1 Ffordd Y Robin Goch, Coity, Bridgend, Bridgend County, CF35 6GH

Offers In Region of **£310,000**

Main Features

- 3 bedroom detached home on a corner plot
- Immaculately presented throughout
- South facing landscaped rear garden
- Family bathroom, ensuite and cloakroom
- Fitted kitchen/ dining room and utility room
- Only 1.6 miles from the M4 at Junction 36 and 2.1 miles from Bridgend Town Centre
- Open green aspect and cycle track to front
- Grey woodgrain laminate flooring and fitted grey carpets
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: B

General Information

IMMACULATELY PRESENTED THROUGHOUT! THIS 3 BEDROOM DETACHED, CORNER PLOT HOME BOASTS OPEN GREEN ASPECT & CYCLE TRACK TO FRONT, SOUTH FACING FULLY LANDSCAPED REAR GARDEN, OPEN PLAN KITCHEN / DINING WITH INDOOR / OUTDOOR LIVING, FULLY LANDSCAPED LOW MAINTENANCE GARDEN. HIGHLY CONVENIENT FOR SCHOOL AND SHOPS, ONLY 1.6 MILES FROM THE M4. A VERY WELL PRESENTED HOME WITH MODERN INTERIORS, DRIVEWAY PARKING, DETACHED GARAGE & MORE!

Situated on The Parc Derwen development only 1.6 miles from the M4 at Junction 36 and 2.1 miles from Bridgend Town Centre.

This home has accommodation comprising ground floor hallway, cloakroom, lounge, kitchen/dining room, utility room, first floor landing, family bathroom, three bedrooms and ensuite to bedroom one. Externally there is a landscape South facing rear garden, driveway parking and detached garage.

This home is modern and well presented and benefits from Combi gas central heating, uPVC double glazing, fitted blinds and shutters, Grey woodgrain laminate flooring and fitted grey carpets. Well presented throughout. A

'Turnkey' home - Move in and enjoy.

GROUND FLOOR

Hallway

Composite double glazed front door. uPVC double glazed window with Venetian blind to side. Radiator. Grey woodgrain laminate flooring. Wall mounted gas central heating thermostat. Quarter turn carpeted and spindled staircase to 1st floor. Mains powered smoke alarm. Plastered walls and ceiling. Understairs cupboard. White colonial style panelled doors to living rooms and..

Cloakroom

Fitted two piece suite in white comprising close coupled WC with push button flush, wall mounted hand wash basin with tiled splashback and vanity mirror. Grey woodgrain laminate flooring. Radiator. Plastered walls and ceiling. Extractor fan.

Lounge

uPVC double glazed window with open aspect of communal green and cycle track to front. Fitted shutters. Radiator. Grey woodgrain laminate flooring. Plastered walls and ceiling. Papered feature wall. TV, telephone and Internet connection points.

Kitchen / Dining Room

Open plan room providing indoor outdoor living arrangement. uPVC double glazed window with Venetian blind and French doors with perfect fit blinds to rear garden. Fitted kitchen finished with high gloss white doors and chrome handles. One and a half bowl stainless steel sink unit with mixer tap. Woodgrain effect laminate worktops with upstand. Tiled splashback. Integral oven, grill, hob and extractor hood, fridge freezer and dishwasher. Radiator. Plastered walls and ceiling. Grey woodgrain laminate flooring. Inset ceiling spotlights to kitchen area, pendulum light to dining area. Extractor fan. Part glazed white colonial style door to..

Utility Room

Composite double glazed door to side leading to driveway. Grey woodgrain worktop with upstands and tiled splashback. Plumbed for washing machine. Space for tumble dryer. Wall mounted combi gas central heating boiler. Radiator. White colonial style panelled door. Two larder cupboards with shelving.

FIRST FLOOR

Landing

uPVC double glazed window with Venetian blind to side. Balustrade with spindles. Fitted grey carpet. Linen cupboard with slatted shelves. Loft access. Plastered walls and ceiling. Smoke alarm. White colonial style panelled doors to bedrooms and..

Family Bathroom

uPVC double glazed window to side. Fitted three-piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin and panelled bath. Tiled splashback. Cushion flooring. Radiator. Extractor fan. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed window overlooking communal green and cycle track to front. Fitted shutters. Radiator. Grey tile effect laminate flooring. Plastered walls and ceiling. Papered feature wall. Wired for wall mounted television. Pendulum and bedside lighting. Fitted wardrobes. White colonial style panelled door to..

En-suite shower room

uPVC double glazed window to front. Venetian blind. Fitted three piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with tiled splashback and tiled shower cubicle with mixer shower. Radiator. Cushion flooring. Plastered walls and ceiling. Extractor fan.

Bedroom 2

uPVC double glazed window to rear. Fitted Venetian blind. Radiator. Grey woodgrain laminate flooring. Plastered ceiling and walls with dado rail and detailing.

Bedroom 3

uPVC double window to rear. Fitted Venetian blind. Grey woodgrain laminate flooring. Radiator. Plastered walls and ceiling. Papered feature wall.

EXTERIOR

Front Garden

Open plan front garden laid with decorative stone and ornamental shrubs. Paved pathway and overhead canopy with courtesy light to front door. Driveway parking to side for two cars. Gated access to rear garden. Open plan lawned garden to the outer side of the property.

Detached Garage

Brick and block built with pitched roof. Up and over vehicular door to driveway. LED strip light to ceiling. Electrical consumer unit. Power point. Attic void storage.

Rear Garden

Fully landscape South facing rear garden laid with flagstone patio. Artificial turf and decorative stone and pebble filled borders with ornamental shrubs. Brick perimeter wall with wooden fence inserts. Water tap. External wall lighting.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

D

Current heating type

Combi

Tenure

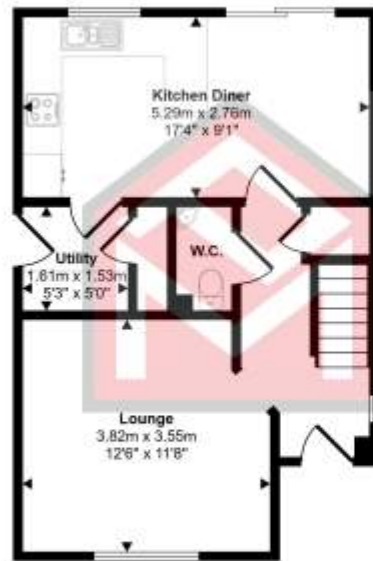
Freehold







Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft




First Floor
Approx 41 sq m / 445 sq ft



Garage
Approx 20 sq m / 210 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Ffordd Y Robin Goch, Coity, Bridgend, Bridgend County, CF35 6GH

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 94 |
| (81-91) B | 83 | |
| (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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