



13 Lon Yr Ardd  
Coity, Bridgend  
CF35 6EZ

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£155,950 - Freehold

- A New Build Mid Terraced Property.
- Located On The Popular Parc Derwen Development.
- Conveniently Located For Local Amenities & Transport Links.
- Entrance Hall, Lounge/Diner.
- Kitchen, Cloakroom.
- Master Bedroom With En-Suite.
- Two Further Bedrooms, Family Bathroom.
- A Rear Enclosed Garden.
- Off-Road Parking, Garage.
- EPC Rating: 'B'.

Bridgend Town Centre – 2.2 miles

M4 (J36) – 1.8 miles

Cardiff City Centre – 22.4 miles

Swansea City Centre – 23.1 miles

(All distances are approximate)



## The Property

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Enter through an obscured double glazed composite door into the Entrance Hall which benefits from wood effect vinyl flooring and a carpeted staircase leading to the First Floor Landing. The Kitchen is located to the front of the property and has been comprehensively fitted with a range of base and wall units with roll top laminate work surface and inset bowl and a half single drainer stainless steel sink. Integrated appliances to remain include; 'AEG' electric oven and a 'AEG' four ring gas hob with an 'AEG' stainless steel extractor hood over. Space and plumbing has been provided for freestanding washing machine and fridge freezer. A cupboard houses an 'Ideal' gas central heating boiler. The Kitchen further benefits from a continuation of the vinyl flooring from the Entrance Hall and a double glazed uPVC window to the front elevation. The Lounge/Diner is located to the rear of the property and benefits from carpeted flooring, an understairs storage cupboard, and a double glazed uPVC patio doors with matching side panels lead out to the rear enclosed garden. Serving the ground floor accommodation the Cloakroom has been fitted with a two piece white suite comprising; low level dual flush WC and a pedestal wash basin with tiled splashback. The Cloakroom further benefits from a continuation of the wood effect vinyl flooring from the Entrance Hall and an obscured double glazed uPVC window to the front elevation.

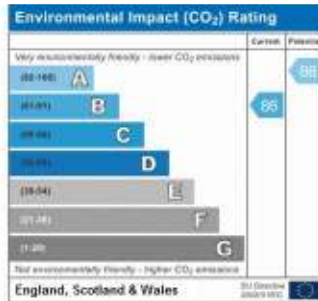
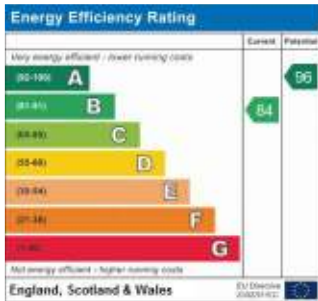
The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, an overstairs airing cupboard, and a loft hatch providing access to the loft space. The Master Bedroom is located to the front of the property and benefits from carpeted flooring, and a double glazed uPVC window to the front elevation. A door leads to the En-Suite which has been fitted with a three piece white suite comprising; shower cubicle with thermostatic shower, pedestal wash basin and a low level dual flush WC. The En-Suite further benefits from part tiled walls, wood effect vinyl flooring and an obscured double glazed uPVC window to the front elevation. Located to the rear of the property, Bedroom Two benefits from carpeted flooring and a double glazed uPVC window to the rear elevation. Bedroom Three benefits from carpeted flooring and a double glazed uPVC window to the rear elevation. The Family Bathroom has been fitted with a three piece suite comprising; panelled bath, pedestal wash basin and a low level dual flush WC. The Family Bathroom further benefits from part tiled walls and wood effect vinyl flooring.

To the front of the property is a forecourt style garden which has been planted with a variety of mature shrubs. To the rear of the property is a good sized rear garden which has been laid to lawn with a variety of paved patio and low maintenance gravelled areas. A pathway leads down to the Single Garage where there is a driveway for two vehicles to the front. The Single Garage benefits from electrical lighting and power, a manual up and over door, and a double glazed composite door leading to the rear enclosed garden.

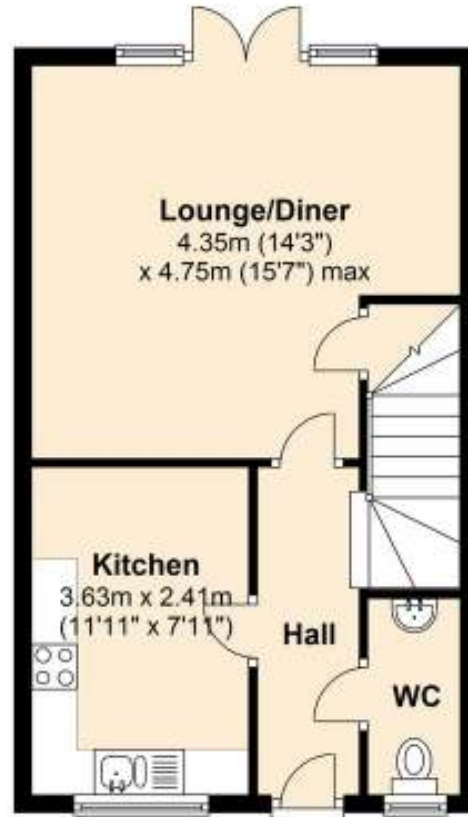
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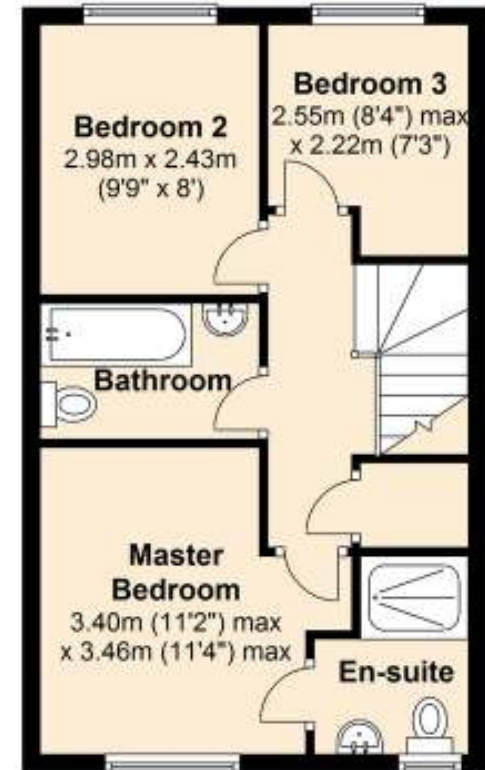
# Floorplan & EPC



**Ground Floor**  
Approx. 38.1 sq. metres (410.5 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.5 sq. feet)



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