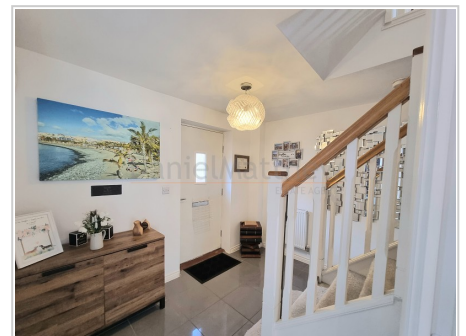


8 Gerddi'r Briallu  
Coity  
Bridgend County  
CF35 6FR

£339,999



- FOUR BEDROOM BEAUTIFULLY PRESENTED
  - LOUNGE
  - KITCHEN/DINER
  - UTILITY ROOM
  - STUDY
  - SPACIOUS HALLWAY WITH CLOAKROOM
  - FOUR BEDROOMS WITH PRIMARY WITH ENSUITE
  - NEWLY RENOVATED BATHROOM
  - ENCLOSED SOUTH FACING GARDEN WITH GATE ACCESS TO THE PARKING
  - PART CONVERTED GARAGE, PERFECT FOR A GYM/OFFICE
- Ref: PRA10734**

Viewing Instructions: Strictly By Appointment Only

## General Description

\* FOUR BEDROOM DETACHED\* Daniel Matthew are pleased to offer for sale a lovely positioned four bedroom detached. Situated the on the popular estate Parc Derwen, Coity. Comprising hallway, lounge, kitchen/diner, Study, utility room and cloakroom. To the first floor four bedrooms with ensuite to bedroom one and newly renovated family bathroom. Further benefits off road parking to the front of the part converted garage, Garage is being used as a gym with part storage to the rear and door access from the side of the garden. Must to view. Viewing's are highly recommended, call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance Hallway

Impressive bright and airy hallway with a central staircase, plain walls, plain ceiling, tile flooring, radiator, storage cupboard, access to the ground floor rooms.



### Cloakroom/w.c

Two piece suite with low level WC, pedestal wash hand basin, plain walls, plain ceiling, radiator and laminate flooring.



### Lounge (15' 02" x 10' 10") or (4.62m x 3.30m)

UPVC double glazed doors and side picture windows to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.

### Kitchen / Dining Room (22' 05" x 9' 04") or (6.83m x 2.84m)

Kitchen is 22ft x 9ft with a UPVC double glazed window and UPVC double glazed doors to rear aspect, Range of wall and base units with complimentary worktops, gas hob with oven and extractor over, breakfast bar with space for two seats, plain walls, tile splash back, radiator, tile flooring and a spacious area for a table or sofa, access to the utility room.

### Utility Room (5' 04" x 6' 04") or (1.63m x 1.93m)

UPVC double glazed window to rear aspect, wall and base units and complimentary worktops, boiler is housed on the wall, space for washing machine and space for a tumble dryer, plain walls, plain ceiling, tile flooring and radiator.

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### Study (7' 05" x 7' 01") or (2.26m x 2.16m)

UPVC double glazed window to front aspect, plain walls, feature papered walls, plain ceiling, laminate flooring and radiator which is a perfect study or playroom.



### Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.



### Bedroom One (11' 06" x 11' 11") or (3.51m x 3.63m)

UPVC double glazed doors and side picture window to front aspect, plain walls, plain ceiling, feature papered walls, laminate flooring, radiator and there are two excellent fitted storage cupboards.



### En Suite (6' 01" x 6' 0") or (1.85m x 1.83m)

UPVC double glazed window to rear aspect, Three piece suite comprising shower enclosure with thermostatic shower, with low level WC, pedestal wash hand basin, plain walls, plain ceiling, radiator and laminate flooring.



### Bedroom Two (9' 06" x 6' 05") or (2.90m x 1.96m)

UPVC double glazed doors and side picture window to front aspect, plain walls, plain ceiling, feature papered walls, laminate flooring, radiator and there are two excellent fitted storage cupboards.



### Bedroom Three (9' 11" x 9' 06") or (3.02m x 2.90m)

UPVC double glazed doors and side picture window rear aspect, plain walls, plain ceiling, feature papered walls, carpet flooring, radiator and one fitted storage cupboard.



### Bedroom Four (10' 07" x 8' 09") or (3.23m x 2.67m)

UPVC double glazed doors and side picture window to rear aspect, plain walls, plain ceiling, feature papered walls, carpet flooring and radiator.



### Bathroom (6' 08" x 6' 03") or (2.03m x 1.91m)

Newly renovated bathroom with a Three piece suite with panel bath with modern black shower fittings and black taps, modern black and glass screen to side aspect, low leave WC, pedestal wash hand basin, plain walls and white tiles, plain ceiling, black towel radiator and luxury vinyl flooring.



### Garage

Garage with front up and over door, power, part converted garage which is a useful gym/office and space to the rear for storage, door access from the side to access the garden.



### Outside

Front- Fence and gate boundary with path leading to the door and decorative stones.

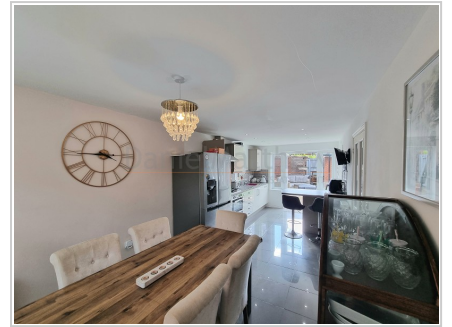
Rear - Fence and Wall boundary and gate access out to the rear parking and garage, Generous laid to patio, laid to Astroturf, per goal with a space for hot tub or seating area, door access to the part converted garage, garden is a must to view.

### Services

Mains electricity, mains water, mains gas, mains drainage

# Tenure

We are informed that the tenure is Freehold

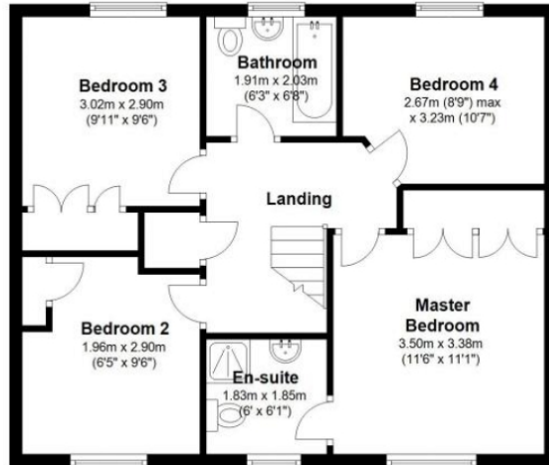




**Ground Floor**



**First Floor**



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.