

14 Llys Yr Onnen
Coity
Bridgend County
CF35 6FA

£525,000



- Five Double Bedroom Executive Style Family Home
- Two Reception Rooms
- Recently Fitted Kitchen/Diner
- Utility Room
- Two Ensuite's With The Potential Of A Third
- Double Garage
- Off Road Parking For Several Vehicles
- Garden To Rear
- Accessed From Heol Spencer
- Call To Arrange An Appointment 01656 750764

Ref: PRA10771

Viewing Instructions: Strictly By Appointment Only



General Description

Stunning Executive Five Bedroom Family Home on Parc Derwen Estate

Welcome to this exquisite five-bedroom executive family home, perfectly situated on the desirable Parc Derwen estate, easily accessed from Heol Spencer.

Upon entering, you are greeted by two spacious reception rooms, ideal for family gatherings and entertaining guests. The heart of the home features a beautifully recently fitted open-plan kitchen/diner, designed for both functionality and style, complemented by a convenient utility room and cloakroom.

The first floor boasts four generous double bedrooms, including ensuite's for both the master bedroom and the second bedroom, allowing for privacy and comfort. A well-appointed family bathroom featuring a modern four-piece suite completes this level.

Ascending to the second floor, you will find a large and versatile bedroom with the potential for an additional ensuite, perfect for accommodating guests or transforming into a home office.

This remarkable property offers off-road parking for several vehicles, ensuring convenience for the whole family. A double garage provides additional storage solutions, while the inviting garden at the rear is perfect for outdoor entertaining and family enjoyment.

Don't miss out on this incredible opportunity! Call our team to arrange an appointment today at 01656 750764.

Accommodation



Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, karndean flooring, storage cupboard, doors leading to all ground floor rooms, stairs to first floor.



Lounge

UPVC double glazed bay window to front aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, carpet flooring, electric fire with surround and hearth, radiator.



Second Reception Room

UPVC double glazed bay fronted window, plain ceiling, plain walls with feature wall, karndean flooring, radiator, door leading to kitchen/diner.



Kitchen / Dining Room

Recently fitted contemporary kitchen with centre island. with integrated appliances including double oven, fridge/freezer and dishwasher. Benefits from hot tap and insinkerator waste disposal system. Complementary work surface with upstands. Dual aspect UPVC double glazed window to side and rear, Bi-fold doors leading to rear garden.

Utility Room

UPVC double glazed window to side aspect, plain ceiling, plain walls, Karndean flooring, radiator. Plumbing for washing machine, space for tumble dryer. Door to leading to rear garden.



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, radiator, Karndean flooring.

Landing

Plain ceiling, plain walls, carpet flooring, storage cupboard, doors leading to all first floor rooms, stairs to fifth bedroom.



Master Bedroom

Dual aspect UPVC double glazed window to rear and side, plain ceiling, plain walls with feature wall, carpet flooring, radiator, door leading to walk in wardrobe.



En Suite

Entered through walk in wardrobe. UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, vanity wash hand basin, shower cubicle, radiator.



Bedroom Two

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, door to second ensuite.



Second Ensuite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle, radiator, vinyl flooring.



Bedroom Three

UPVC double glazed window to front aspect, plain ceiling, plain walls with featured wall, carpet flooring, radiator.



Bedroom Four

UPVC double glazed window to rear aspect, plain ceiling, plain walls feature wall, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and enclosed shower, radiator, vinyl flooring.

Second Floor Landing

Plain ceiling, plain walls, carpet flooring,



Bedroom Five

Feature Velux window to rear aspect with an additional two to front aspect, plain ceiling, plain walls, carpet flooring, door to small room which could be converted to a third ensuite, plumbing in situ.



Outside

Front - Laid to lawn, path leading to property, additional strip of land belonging to the property opposite the front of the property.

Rear - Brick wall boundaries, patio area, artificial grass with soft ground chipping area.

Double Garage

Power and lighting, two up and over doors, personal door.

Services

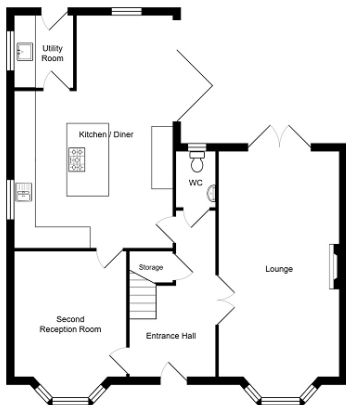
Mains electricity, mains water, mains gas, mains drainage

Tenure

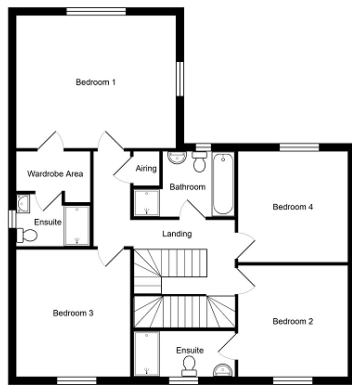
We are informed that the tenure is Freehold

Council Tax

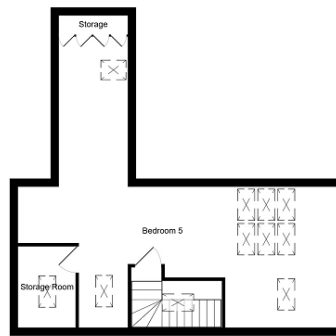
Band F



GROUND FLOOR



FIRST FLOOR



SECOND 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.