



Three bedroom semi detached house

Built in 2013

Lounge, kitchen/diner & separate study

Family bathroom, en suite & ground floor cloakroom/WC

Garage & driveway parking for two cars with a covered carport

Energy rating - Band C



16 Ffordd Yr Hebog Coity Bridgend CF35 6DH
Guide Price £229,995

Tenure

We have been advised by the vendor that this property is Freehold

Council tax band as detailed on the Directgov website - D

Ground Floor

Beyond the front door lies a spacious entrance hall with a high feature ceiling which is a popular look in the Charles Church designs. The staircase offers a handy storage cupboard, ideal for coats and shoes. The first door you approach is a study, ideal for those looking to work from home or as a play room. The fitted kitchen/diner is a generous sized room with fitted base, wall and drawer units along with integrated washing machine, fridge/freezer and dishwasher. There is space for a dining table and chairs with French doors leading out to the garden. Between the kitchen and lounge lies the two piece cloakroom/WC. The lounge is dual aspect with a window to the front and French doors to the rear.

First Floor

The first floor is approached by a gallery landing allowing access to all bedrooms and the family bathroom. The landing houses the loft hatch and the airing cupboard. The main bedroom offers space for two wardrobes and benefits from an en suite shower room. Because of the curved shape to the property, the size of bedrooms two and three are larger than a standard semi detached layout. The three piece family bathroom is located in the middle of the home with an electric shower over the bath.

Outside

The property benefits from a garage to the side along with driveway parking for two cars and a covered carport. Steps lead to the front door. The rear garden has been beautifully landscaped with decking and a covered pergola leading from the house. The remainder of the garden is laid to lawn. A pathway gives access to a side gate which opens onto the driveway.

Comment

Porters are pleased to market this beautifully presented three bedroom semi detached house located in a prime spot within Parc Derwen, a stones throw from the local School and recreational fields. Built in 2013 by Charles Church, the property known as the 'Sully' is the larger style of the three bedroom. Built with a separate study to the ground floor, along with a lounge, fitted kitchen/diner and a cloakroom/WC, the layout attracts a range of buyers. The first floor offers three generous bedrooms, one with an en suite and a family bathroom. Outside, there is a garage to the side and driveway parking for two cars with a covered carport. The rear garden is laid to decking and lawn with a pathway leading out to the side. Parc Derwen is great for transport links as Junction 36 of the M4 Motorway is a short drive away, as is the McArthur Glen shopping outlet and the Princess of Wales Hospital.

Mortgage

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MONEY LAUNDERING REGULATIONS 2003

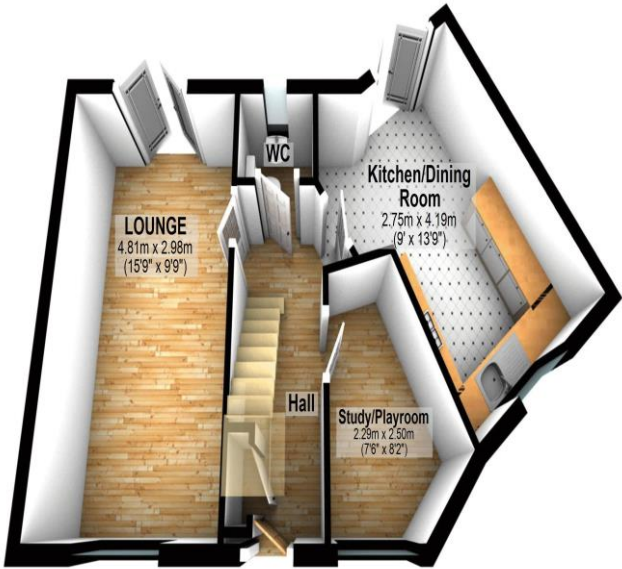
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

FLOORPLANS & ENERGY PERFORMANCE CERTIFICATE

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors windows rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser, the services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy performance certificate (EPC)

16 Ffordd Yr Hebog GŵRY BRIDGEND CF35 6DH	Energy rating C	Valid until: 5 December 2022 Certificate number: 9890-3886-6428-9002-1811
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Property type	Semi-detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 50