



**6 Coed Derw, Bridgend - CF31 5HA**  
Bridgend

**£440,000**

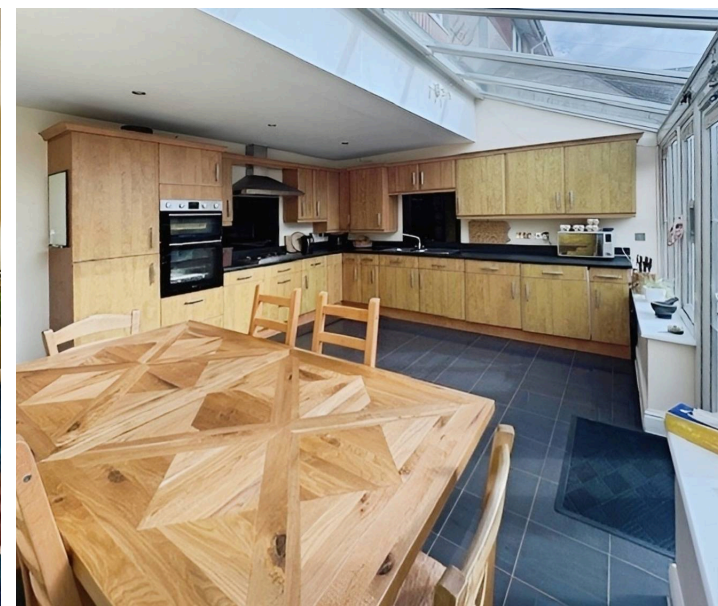
## 6 Coed Derw

### Bridgend

Introducing a beautifully presented five-bedroom detached house, perfectly positioned in a desirable location. This spacious family home boasts an impressive layout that expertly balances comfort and style, making it an ideal choice for growing families or those who love to entertain. With two generously proportioned reception rooms, the living spaces are both versatile and inviting, offering plenty of room to relax or enjoy social gatherings. The kitchen is a large, light and airy space ideal for entertaining.

Additional benefits of this home include a garage providing secure parking and extra storage, as well as an EPC rating of C, which highlights the property's efficient energy performance. While the property falls within Council Tax band F, it reflects the quality and spaciousness of this exceptional family home. The internal décor is modern and tasteful throughout, allowing new owners to move in and immediately feel at home.

Located within easy reach of local amenities, schools, and transport links, this detached house offers the perfect balance of suburban tranquillity and accessibility. Whether you're seeking a home that caters to a busy family lifestyle or desire ample space for work and leisure pursuits, this property provides a flexible and desirable living environment.





- Five bedroom detached house
- Cherrywood fitted kitchen/conservatory
- Two reception rooms
- En-suite/Dressing area to master bedroom
- Well presented throughout
- Council tax - F / EPC - C
- Enclosed rear garden and garage
- Ample attic storage

#### **Entrance**

Access via part double glazed front door through to good size entrance hall.

#### **Entrance Hall**

Coved ceiling. Staircase leading to upper floor. Radiator. Quickstep wood effect flooring. Door into garage.

#### **Cloakroom / WC**

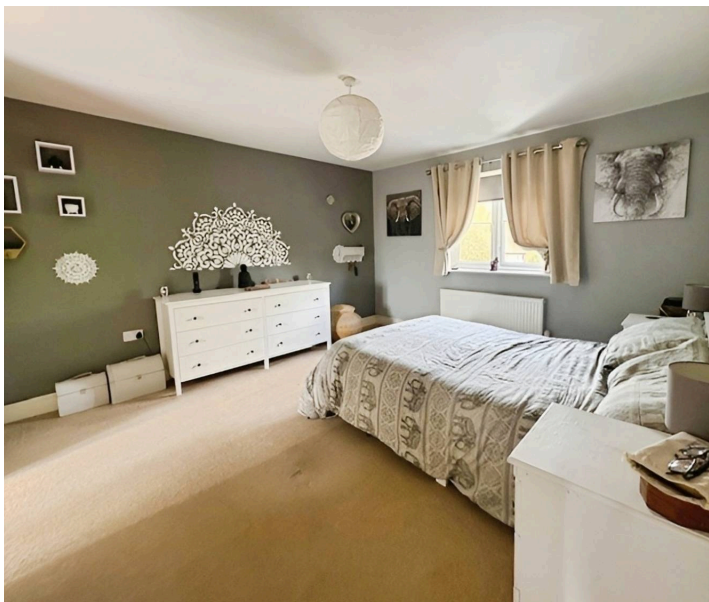
Vent. White suite comprising Porcelanosa low level wc and pedestal with ceramic tiles behind. Radiator. Ceramic floor tiling.

#### **Lounge**

Coved ceiling. PVCu double glazed box bay window overlooking front. Two radiators. Telephone point. TV aerial. Quickstep wood effect flooring.

#### **Reception 2**

PVCu double glazed French doors giving access to rear patio. Radiator. TV aerial. Quickstep wood effect flooring.



### **Kitchen / Breakfast room**

Ceiling recess with spotlights. PVCu double glazed windows and French doors giving access out onto rear garden. Sigma3 Cherrywood fitted kitchen with a range of wall and base units. One of the cupboards houses the central heating boiler. Stainless steel one and a half bowl inset sink with mixer tap. Roll edge coordinating worktop with matching splashback. Integrated Smeg double fridge. Double built in electric oven and grill with five ring gas hob, stainless steel canopy and black high gloss glass splashbacks. Controls for central heating. Integrated Smeg dishwasher. Integrated washing machine. Radiator. Ceramic high gloss floor tiling.

### **First floor landing**

PVCu double glazed window to front with radiator beneath. Storage cupboard housing the hot water cylinder. Radiator. Fitted carpet.

### **Master bedroom**

PVCu double glazed window overlooking front. Two radiators. Fitted carpet.

### **Dressing Area**

Shelving and hanging facilities in two double fitted wardrobes. Fitted carpet.

### **En-Suite**

Vent. PVCu double glazed window to rear. Three piece suite in white comprising shower cubicle, pedestal and Porcelanosa low level wc. Ceramic tiles to splashback area. Shaver point. Heated towel rail. Ceramic floor tiling.

### **Bedroom 2**

PVCu double glazed window overlooking front. Radiator. Fitted carpet.

### **Bedroom 3**

PVCu double glazed window to front. Loft access and eaves storage. Velux double glazed window to rear. Radiator. Fitted carpet.

### **Bedroom 4**

Loft access. PVCu double glazed window to front. Velux double glazed window to rear. Radiator. Fitted carpet.

### **Bedroom 5**

PVCu double glazed window overlooking rear. Radiator. Fitted carpet.

### **Family bathroom**

Centre light and vent. PVCu double glazed window to rear. Four piece suite in white comprising double shower cubicle, pedestal, Porcelanosa low level wc and bath with mixer tap shower head. Ceramic tiling from floor half way round and fully tiled to shower cubicle. Shaver point. Radiator. Ceramic floor tiling.

### **Second floor landing**

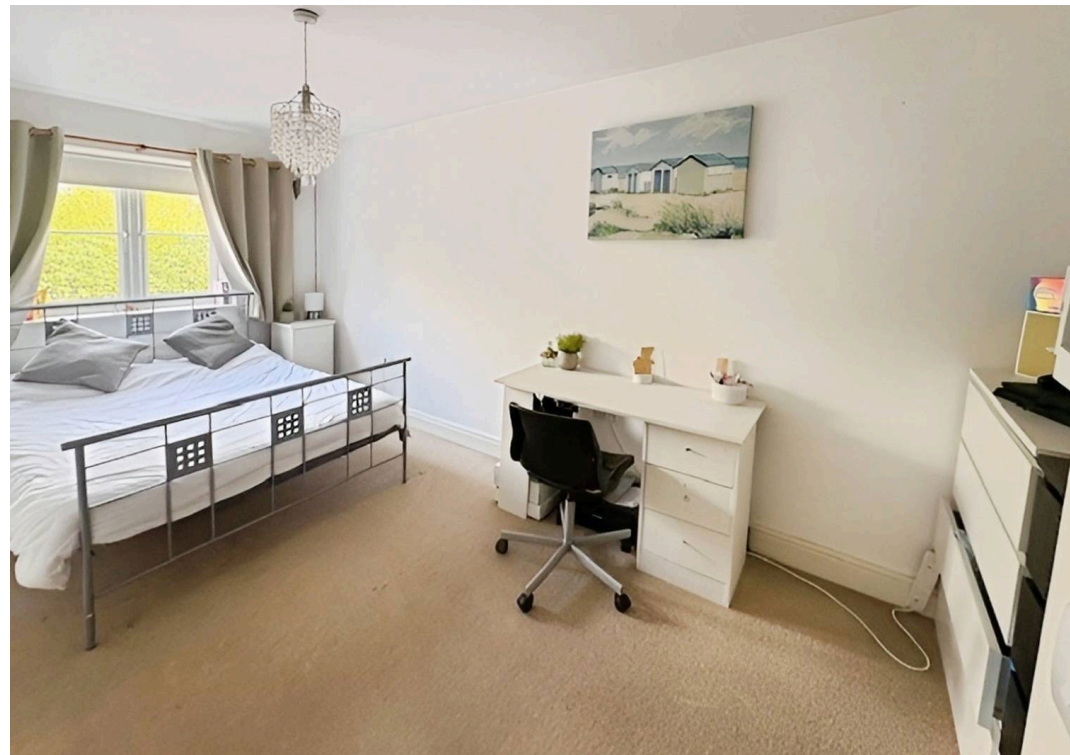
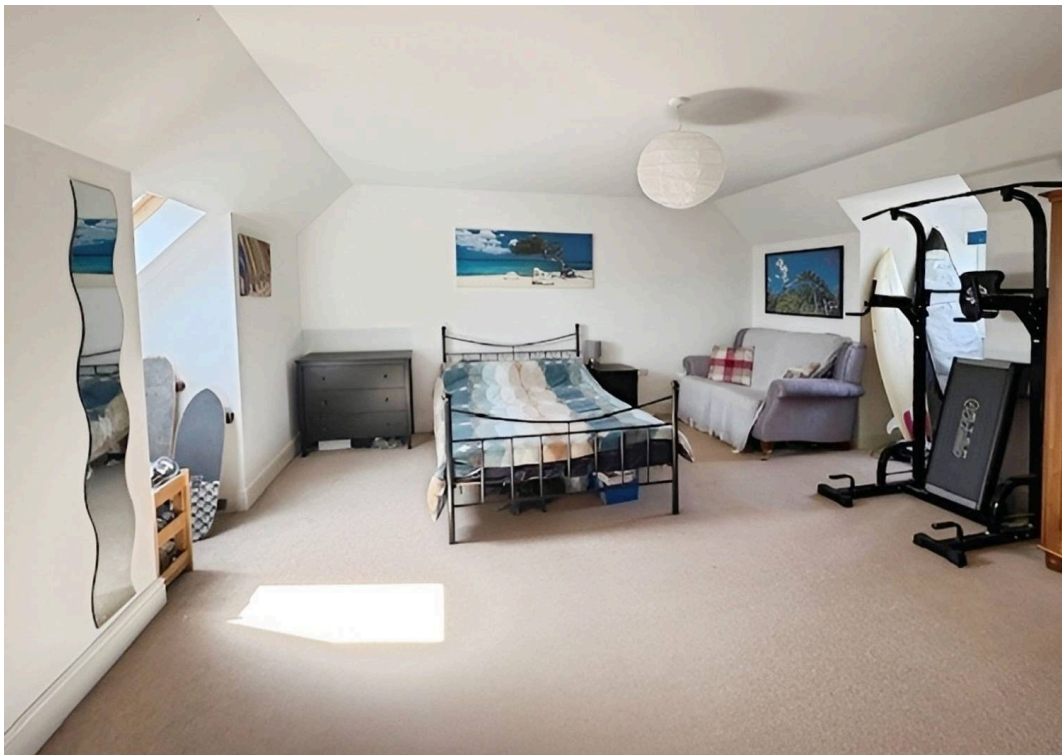
Carpeted staircase leading to the second floor and doors leading to bedroom 3 and 4.

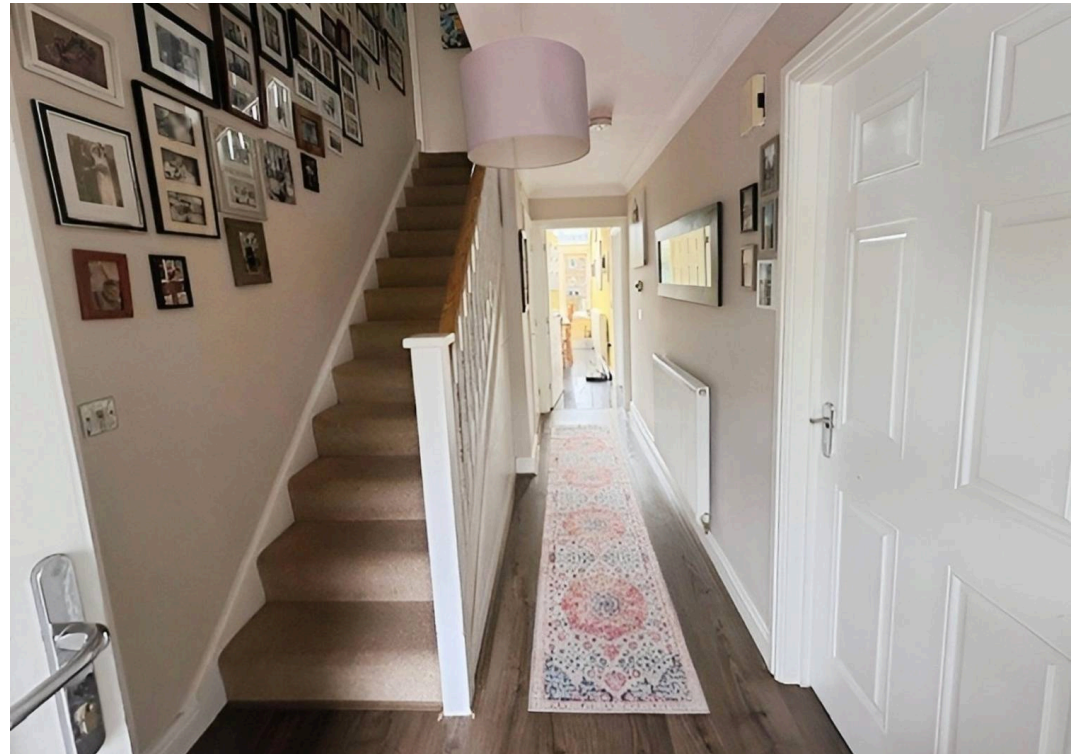
### **Outside**

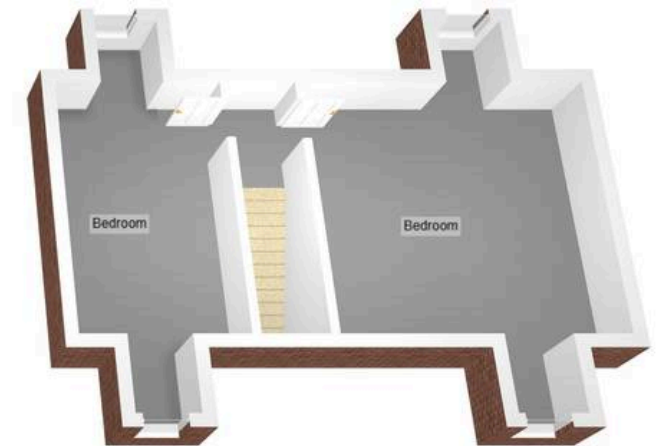
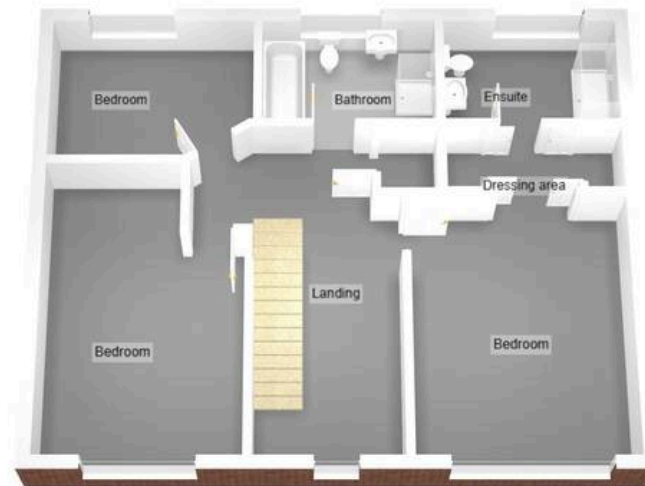
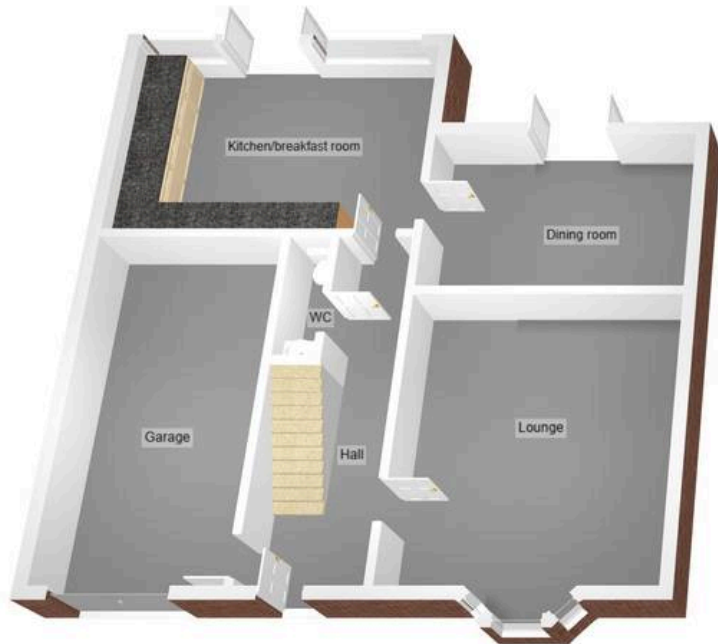
Front access over block paved drive leading to tarmac driveway offering parking for three cars. Garage with up and over door, power and light. Side pathway from front leading to rear. Enclosed south facing rear garden on two levels, laid to generous lawn, patio and raised flower borders. To the rear is a paved area for childrens play area.

### **Note**

We have been informed that the property is held freehold however we have not inspected the title deeds







## Payton Jewell Caines

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