

HUNTERS[®]

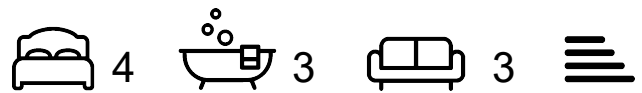
HERE TO GET *you* THERE



Coed Parc Court

Bridgend, CF31 4HU

Offers In Excess Of £475,000



Council Tax:



13 Coed Parc Court

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General

The property is found central to Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

Hallway

with real wood flooring, skimmed walls and textured ceilings which are covered with central lighting, composite front door, radiator, stairs to first floor, doors to:

Lounge

23'4" x 12'1" (7.11m x 3.68m)
with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, bay window to front and French doors with side panels to rear, wood fire surround with tiled back panel and granite hearth and real flame gas fire.

Dining

11'2" x 9'0" (3.40m x 2.74m)
with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, bay window to front.

Kitchen Breakfast Room

13'5" x 11'6" (at widest) (4.09m x 3.51m (at widest))
with tiled flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and wall units in

light oak, granite effect worktops with oak breakfast bar, tiled splash back, integral electric oven, gas hob and hood, dishwasher and wine cooler, one and half bowl sink with mixer tap, upvc window to rear, door to utility.

Reception / Bedroom

10'11" x 9'11" (3.33m x 3.02m)
with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, window to rear.

Utility

9'1" x 6'11" (2.77m x 2.11m)
with tiled flooring, skimmed walls and textured ceilings which are covered with central lighting, floor unit with worktop with plumbing for washing machine, sink and drainer, utility cupboard, radiator, door to rear and window to side, door into rear of garage.

Shower Room

7'4" x 6'10" (2.24m x 2.08m)
with water resistant laminate flooring, skimmed walls and ceilings with spot lighting, chrome towel radiator, window to side, wc and hand wash basin built into vanity storage, double shower with glass screen and thermostatic shower.

Landing

with carpets, skimmed walls and textured ceilings with central lighting, wood bannister and spindles, airing cupboard, doors to:

Master Bedroom

16'8" x 12'1" (5.08m x 3.68m)
with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator, selection of built in wardrobes, door to ensuite

Ensuite

15'3" x 6'6" (combined) (4.65m x 1.98m (combined))
Split into two with free standing bath in one side (previous dressing room) with laminate, skimmed walls and textured ceilings which are covered with central lighting, radiator, window to rear, separate section with wc and hand wash basin built into vanity unit, shower cubicle with electric shower, tiled floors and walls with chrome radiator and window to rear.

Bedroom 2

12'6" x 12'9" (at widest) (3.81m x 3.89m (at widest))
with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator, doors to ensuite and dressing room.

Dressing Room

8'7" x 6'2" (2.62m x 1.88m)
with carpets, skimmed walls and textured ceilings with central lighting, radiator, doors to eaves storage.

Ensuite

with tiled floors and walls, textured ceilings with central lighting, radiator, window to rear, wc and hand wash basin built into vanity, shower cubicle with glass screen and electric shower.

Bedroom 3

11'4" x 10'1" (3.45m x 3.07m)
with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator

Garage

19'8" x 10'00" (5.99m x 3.05m)
Larger than average garage with concrete floors power and lighting, up and over front door and rear access to utility.

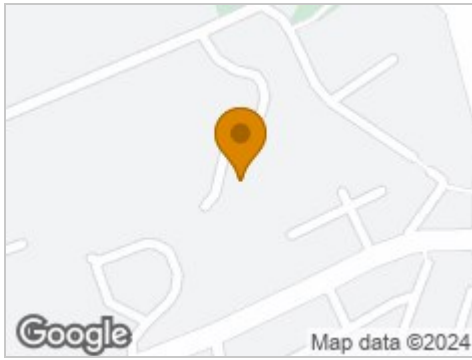
Garden

Large corner plot with patio against the rear of the property steps leading up to further tiers which are chipped and lawned, side access both side of property, separate purpose built bar outdoor entertainment area with power and lighting, summer house to stay, selection of mixed borders with mature trees and bushes.

Front garden with block paved drive for approximately 3 vehicles, access to garage, front lawn with come borders and bushes and trees.



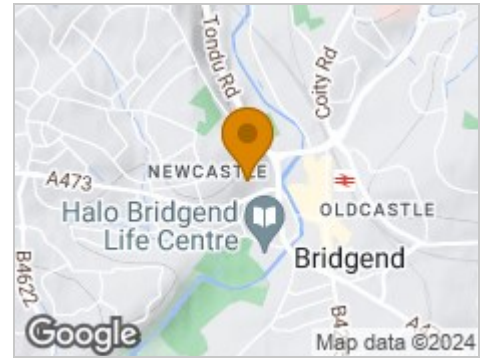
Road Map



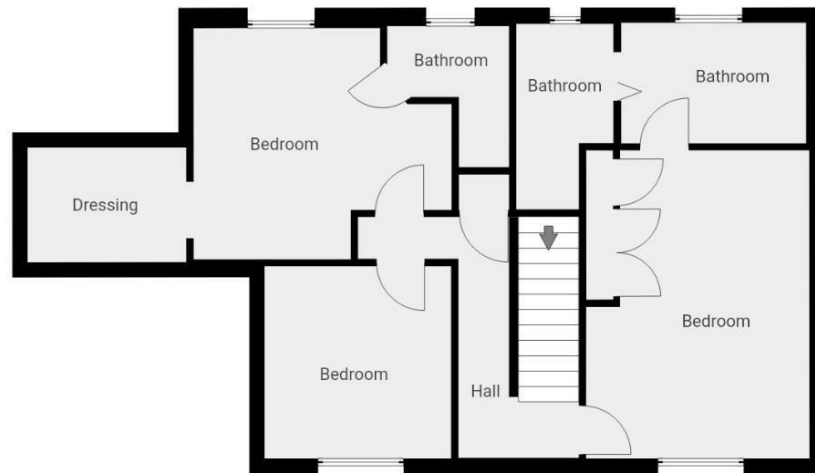
Hybrid Map



Terrain Map



Floor Plan

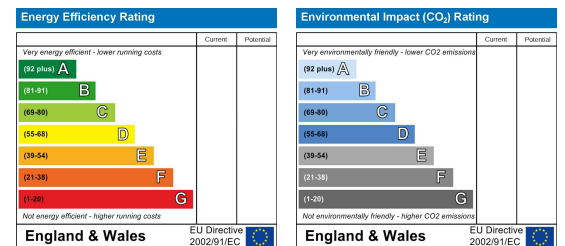


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.