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herbert r thomas

5 Heol Mathews

Coity, Bridgend, CF35 6JU

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Asking price **£259,950**

Situated on the popular Taylor Wimpey Estate in the Coity village with close proximity to both Bridgend Railway Station and Junction 36 of the M4 is this immaculately presented three bedroom detached property.

- Three bedroom detached
- Ensuite to master bedroom
- Generous proportioned rear garden
- Taylor Wimpey build
- Off-road parking
- Convenient location for transport links
- Seven years remaining NHBC
- Viewings highly recommended





Situated on the popular Taylor Wimpey Estate in Coity village is this immaculately presented three bedroom detached property.

The property is entered via a composite double glazed door into an entrance hall with useful storage cupboard, dog leg staircase rising to the first floor landing and doorways to the cloakroom, lounge and kitchen/diner.

The lounge is a light and airy space with windows to the front and sides and laid to luxury Moduleo flooring.

The kitchen/diner has been fitted with a matching range of base and eyelevel units with rolltop workspace over comprising; 1 1/2 bowl sink units with Swanneck mixer tap,

built-in oven with four ring gas hob and complimentary extractor hood. There is an integrated washing machine, dishwasher and fridge/freezer, continuation of the Moduleo flooring, recessed spotlights, French doors flanked by windows overlooking the generous rear garden and windows to both rear and side elevations.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms and a family bathroom.

The bathroom has been fitted with a three-piece suite comprising; close coupled WC, pedestal wash handbasin and bath. There is half height tiling to walls, tiled flooring, PVCu window and shaver point. Bedroom three has a PVCu double glazed window. Bedroom two has two PVCu double glazed windows and a built-in storage cupboard.

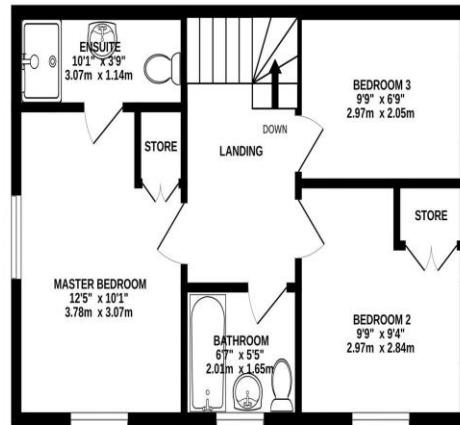
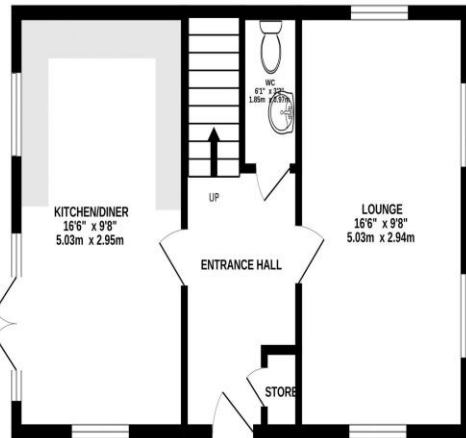
The master bedroom has dual aspect PVCu windows to the side and rear elevations, built-in double wardrobe and doorway to the ensuite. The ensuite has been fitted with a three-piece suite, comprising; double shower cubicle, pedestal wash handbasin and close coupled WC. There is half height tiling to walls and tiled flooring.

To the front of the property is a small courtyard garden with pathway leading to the front door. To the side of the property is an off-road parking area and to the rear is a generous rear garden laid mostly to lawn with patio area for furniture opportunity.

Viewings are highly recommended.

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From junction 35 of the M4, proceed towards Bridgend via the A473. At the first roundabout continue ahead along the A473 taking the first exit. At the next roundabout, take the fourth exit onto the B4181 signposted Coity. Proceed under the railway bridge and continue to the next roundabout, taking the second exit straight ahead. Continue straight and at the next roundabout take the first exit to enter the new Gerddi r Castell development. Take the first left and then first left again onto Heol Matthews where the property can be found on your right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band D

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1, Heol Matthews Coity Mid Glamorgan CF31 5LU	Energy rating B	Valid until: 28 November 2033 Certificate number 7308-5910-9319-2130-8234
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Property type: Detached house
Total floor area: 85 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-epc-rates-conduct-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-epc-rates-conduct-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/7308-5910-9319-2130-8234/summary>

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

