

hrt

herbert r thomas

49 Heol Castell

Coety

Bridgend, CF31 1PU

hrt.uk.com



49 Heol Castell Coety

Asking price **£239,995**

This three bedroom semi detached property is located on a popular residential development in Litchard, just a short walk from the Princess of Wales Hospital and within easy reach of the surrounding local amenities such as Sainsbury's, the Odeon cinema and the popular shopping outlet of McArthur Glen.

Three bedroom semi detached house

Popular residential development

Close proximity to Princess of Wales Hospital and local amenities

Garage conversion providing an extra reception room

Off road parking for multiple vehicles

Low maintenance rear garden





The property is entered via a UPVC double glazed door at the side of the house opening into the entrance hallway. The hall has doors leading to the kitchen, dining room/playroom and the spacious lounge at the rear. Staircase leading to the first floor.

The lounge is positioned to the rear of the property with French doors leading on the garden and an additional window providing extra natural light. There is a feature media wall/fireplace with built-in electric fire. The fitted kitchen is positioned to the front of the property with the window overlooking the driveway. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and a built-in high-level double oven, integrated microwave and space for a fridge/freezer and washing machine. Breakfast bar. Walls have inset tiling. The additional benefit of the property is the extra reception room which was previously the garage. The room has laminate flooring and a window to the front. It is currently used as a playroom but would be ideal as a separate dining room or home office.

The landing is accessed via a carpeted staircase and provides access to all three bedrooms and the family bathroom. There is access to the attic via a loft hatch with pull down loft ladder. The attic is part boarded and has a light with lead extension which can be plugged in on the landing. Laminate flooring. Bedroom one is a double room located to the rear of the property and benefits from fitted wardrobes, over bed storage and matching chest of drawers providing ample space for clothing. The room has been finished with decorative paper and laminate flooring. Bedroom two is another double room to the front aspect. There is a built-in storage cupboard housing a

overlooking the garden. The room is finished with laminate flooring. The modern family bathroom consists of a white three-piece suite. There's a panelled bath with waterfall tap, thermostatic shower with rainfall shower attachment and a glass shower screen. The combination vanity/WC provides a wash and basin with storage below. The walls are fully tiled. Chrome towel rail, window to front aspect, flooring is tiled.

The property is approached by two sets of gates leading to an interlocking brick driveway allowing off road parking for

multiple vehicles. The decorative brick leads down the side of the house to the front door and a side gate allowing access to the rear garden. The rear garden is low maintenance and laid to two levels of patio. There is a canopy area just off the property, ideal for seating. A summer house, complete with power and light is situated at the rear and the whole garden is surrounded by wooden feather edge fencing.





Tenure

Freehold

Services

All mains
Council Tax Band
EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Energy performance certificate (EPC)			
Address: Castell Celyn Bridgend CF31 1LH	Energy rating D	Date issued 08 July 2024	Certificate number 0111-2843-6030-2823-3424
Property type Semi-detached house	Total floor area 75 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/landlords-requirements-to-improve-energy-efficiency-in-private-rented-properties			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be B.		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.	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D, the average energy score is 60	

Directions

From our office on Derwen Road, head South following the road for approximately half a mile passing Wilkinsons on the left and head up to the traffic lights. At the traffic lights turn left onto Tremains Road. Continue down this road through the first set of the traffic lights and continue straight at the next set of traffic lights onto Coity Road. Follow the road up for approximately one mile passing the Princess of Wales hospital on the right hand side. Continue through the traffic lights

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

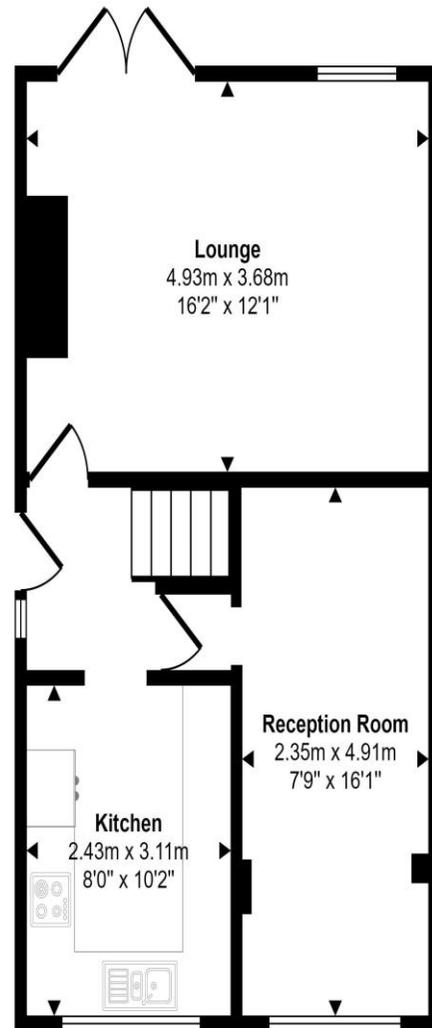
hrt Est. 1926



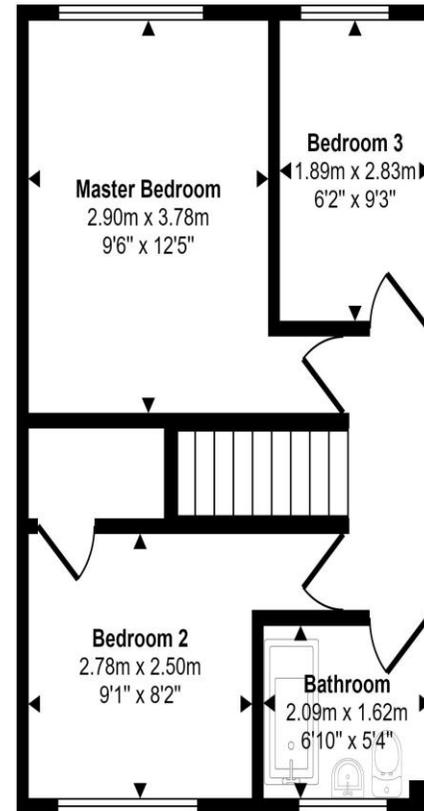
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

