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25 Heol Mathews

Coity,
Bridgend,
CF35 6JU

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Asking price **£269,995**

A beautifully presented three bedroom detached property with downstairs WC, ensuite to master bedroom, landscaped garden, ample off-road parking and situated in the popular Taylor Wimpey development of Gerddi Castell, Coity within close proximity to junction 36 of the M4.

Beautifully presented three bedroom detached property

Downstairs WC and ensuite to master bedroom

Built in 2020

Generous plot with ample off-road parking

Popular Taylor Wimpey development

Spacious kitchen/diner

Main bedroom has views of Coity Castle

Landscaped garden

Large green area to the front

Viewings are highly recommended





Situated in the popular Taylor Wimpey development of Gerddi Castell is this extremely well-presented three bedroom detached property with downstairs WC, ensuite to master bedroom, landscaped garden and ample off-road parking.

The property is entered via a double glazed door opening into a spacious hallway, laid to tiled flooring with staircase rising to the first floor landing and doorways to storage cupboard, lounge, kitchen/diner and ground floor cloakroom/WC.

The lounge spans the full depth of the property and has multiple windows to the front and side which allows lots of natural light to pour into the space and laid to laminate flooring.

The kitchen/diner is spacious in size, the kitchen has been fitted with a matching range of base, wall and drawer units complemented by worktop space over comprising; stainless steel 1.5 bowl sink unit, built-in oven, four ring gas hob with complementary fan overhead and integrated appliances include a fridge/freezer, dishwasher and washer/dryer. There are windows to the front and side along with French doors leading out to the garden and plenty of space for dining opportunity.

The cloakroom/WC has been fitted with a two-piece suite comprising; pedestal wash handbasin and a separate WC. The walls are part tiled and the flooring is a continuation of the tiles from the hallway.

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

The main bedroom is a spacious double room with windows to the front and side with views of Coity Castle, there is a built-in double wardrobe, laid to carpet and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; double shower cubicle with electric shower, pedestal wash handbasin and WC. The walls are part tiled and finished off with a chrome towel rail. Bedroom two is another double room with windows to the front and side, built-in double wardrobe and laid to carpet. Bedroom three is currently being used as a home office. A generous room with window to the side and laid to carpet. The family bathroom has been fitted with a three-piece suite comprising; panelled bath, pedestal wash handbasin and a WC. The walls are part tiled and there is a thermostatic shower over the bath. The room is finished off with tiled flooring, glass shower screen and a chrome towel rail.

The front of the property overlooks a green area which has a footpath that leads through the development, there is ample off-road parking to the side of the property. The garden has been beautifully landscaped with a patio leading from the kitchen. A path continues down the length of the garden to a further patio area with a wooden pergola. The garden is finished with artificial grass, raised beds and is surrounded by brick boundary walls and wooden fencing.

Viewings are highly recommended.





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. The property sits on the edge of the development and is approached by a pathway off a quiet cul de sac and can be found as indicated via our for sale board.

Tenure

Freehold

Services

All mains

Viewing strictly by appointment through Herbert R Thomas

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101124_194340 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
25, Heol Matthews Coity Mid Glamorgan CF31 6JZ	Energy rating B	Valid until: 1 September 2030 Certificate number: 8320-7831-7143-7143-7208
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-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-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.

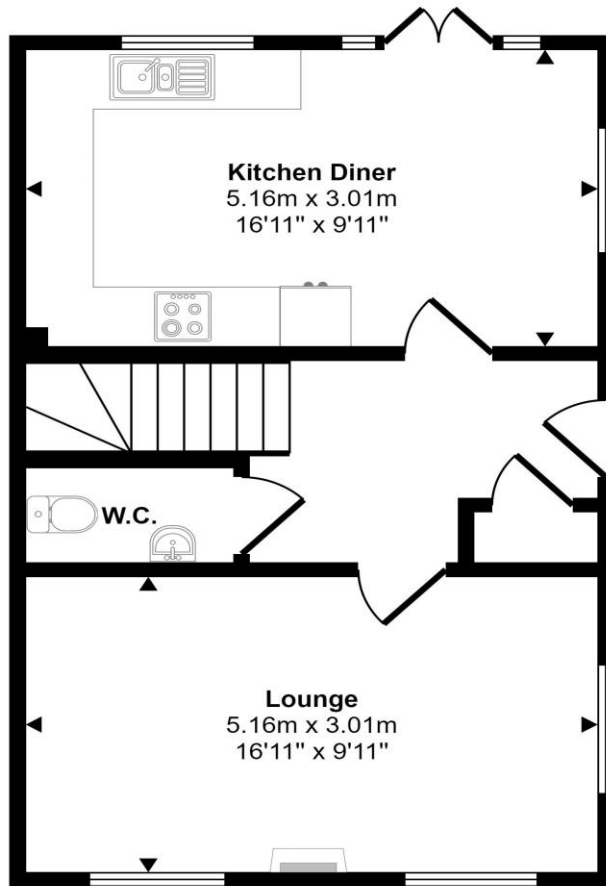
<https://find-energy-certificates.service.gov.uk/energy-certificates/8320-7831-7143-7143-7208/print.html>

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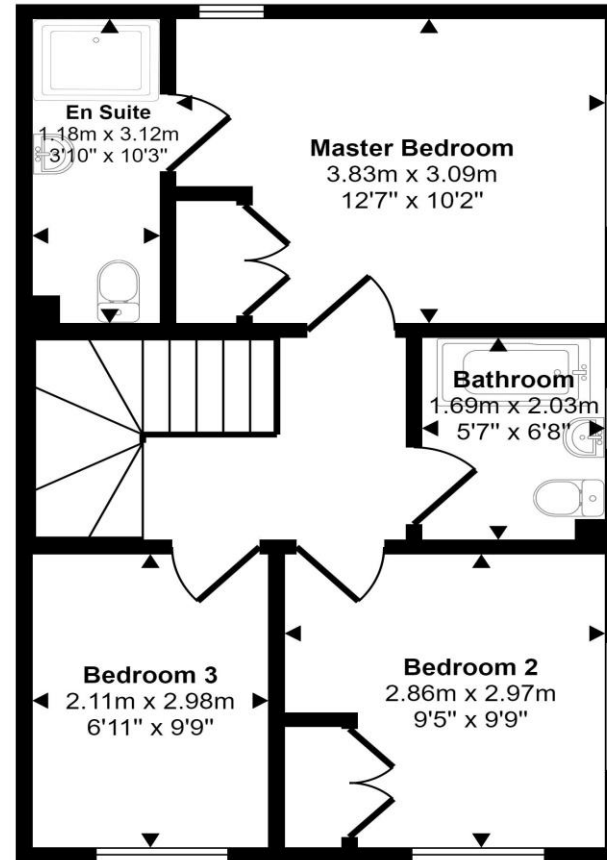
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 43 sq m / 466 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.

