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31 Heol Bevan  
Coity,  
Bridgend,  
CF35 6JT



## 31 Heol Bevan

Asking price **£325,000**

Beautifully presented four bedroom detached property on a popular residential development in Coity.

Beautifully presented four bedroom detached property

Purchased new in 2019 from Taylor Wimpey

Spacious kitchen/diner with French doors to the garden & separate utility room

Fitted wardrobes to three bedrooms

Detached garage & driveway parking for multiple vehicles

South facing rear garden









Located on a popular and well-regarded residential development built by Taylor Wimpey, this beautifully presented four-bedroom detached family home was purchased new in 2019 and has been lovingly maintained by the current owners. The property is offered for sale only due to relocation. The home offers spacious and modern accommodation throughout, including a generous kitchen/diner, lounge with traditional bay window, four well-proportioned bedrooms, three of which benefit from fitted wardrobes and both en suite and family bathroom facilities. A particular highlight is the south-facing rear garden, providing an excellent outdoor space ideal for families, entertaining, and enjoying sunlight throughout the day. Externally, the property benefits from driveway parking for multiple vehicles and a detached garage with power & light. Positioned for excellent commuter access, Junctions 35 and 36 of the M4 motorway are within easy reach, making this an ideal choice for those needing strong transport links.

**Ground Floor** The property is entered via a double-glazed front door leading into a welcoming and generously sized entrance hallway. The hallway benefits from LVT flooring, inset spotlighting to the ceiling, radiator, and a staircase rising to the first floor. Doors lead to the lounge, kitchen/diner, and downstairs cloakroom, with additional storage provided by a cupboard and open storage area beneath the stairs. The lounge is a generous reception room featuring a traditional bay window to the front aspect and LVT flooring, creating a bright and comfortable living space. The downstairs cloakroom comprises a modern two-piece suite with WC and pedestal wash hand basin, chrome fittings, part-tiled walls, LVT flooring, radiator, and extractor fan. The kitchen/diner is a spacious and impressive room located at the rear of the property. The kitchen is fitted with a comprehensive range of base, wall, and drawer units with wood-effect laminate work surfaces and matching upstands. A 1.5 bowl sink unit sits beneath a window overlooking the rear garden. Integrated appliances include a fridge/freezer, dishwasher, and high-level double oven, with a four-burner gas hob, stainless steel splash back, and extractor hood. The boiler is concealed within a cupboard. LVT flooring continues throughout, and there is ample space for a four to six-seater dining table. French doors open onto the rear garden, and a further door leads through to the utility room. The utility room continues the same flooring and offers additional base units with

laminate work surfaces, space for a washing machine, and a radiator, with finishes matching the kitchen.

**First Floor:** Stairs rise to a carpeted landing with doors to all four bedrooms and the family bathroom. The landing also benefits from a radiator, loft hatch, fitted carpet, and space for additional furniture. Bedroom one is a generous double bedroom located to the front of the property, featuring a traditional bay window, fitted wardrobes providing plenty of hanging and storage space, fitted carpet, and space for a double bed and additional furniture. A door leads through to the en suite. The en suite comprises a large shower cubicle with thermostatic shower, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, heated chrome towel rail, shaving point, and extractor fan. Bedroom two is a double bedroom to the rear aspect overlooking the garden, with fitted double wardrobes, hanging and storage space, and fitted carpet. Bedroom three is another double bedroom, also to the rear overlooking the garden, with fitted wardrobes and fitted carpet. Bedroom four is a generous single bedroom located to

the front of the property, currently used as a home office, with fitted carpet. The family bathroom comprises a three-piece suite including a panelled bath with electric shower over and glass shower screen, pedestal wash hand basin, and WC. The walls are fully tiled, with tiled flooring, fitted mirror, inset spotlighting, extractor fan, and heated chrome towel rail.

**Outside** The property is approached via a pathway leading to the front door. The front garden is laid with decorative chippings and bordered by a small hedge. A tarmac driveway runs alongside the property, providing parking for two to three vehicles and access to the detached garage. The garage benefits from an up-and-over door, power, and lighting. A side gate provides access to the rear garden. The rear garden is generous in size and features a patio area directly leading from the property, complete with a fixed pergola. The remainder of the garden is mainly laid to lawn with decorative chipping borders, mature trees, and shrubs. The garden is fully enclosed by wooden feather-edge fencing, offering privacy and an ideal outdoor space for relaxation and entertaining.





## Tenure

Freehold

## Services

All Mains Services

Council Tax Band E

EPC Rating B

## 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.

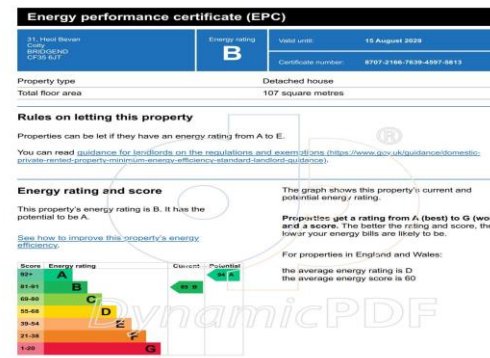
We refer sellers and purchases to:

- 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.

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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, Heol Bevan is the next left and the property will be found on the left hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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**hrt** Est. 1926

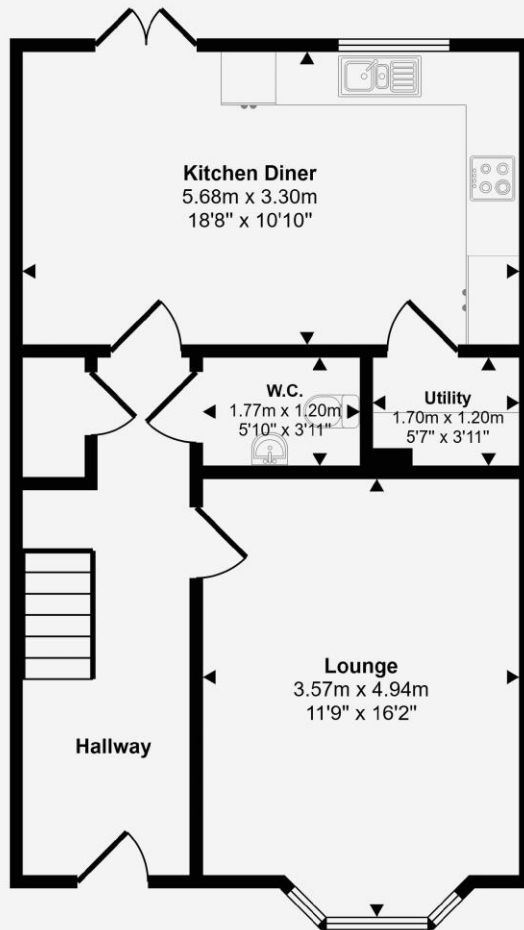
**RICS**

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.

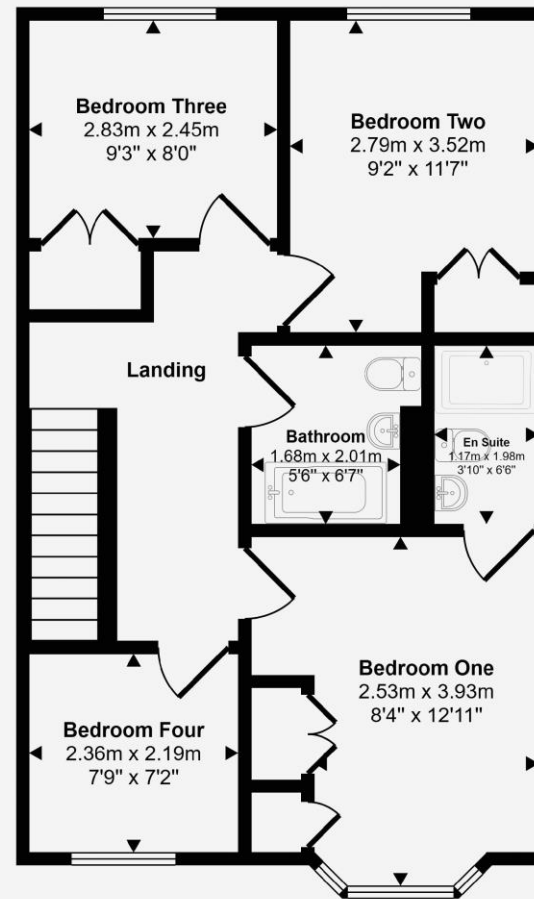




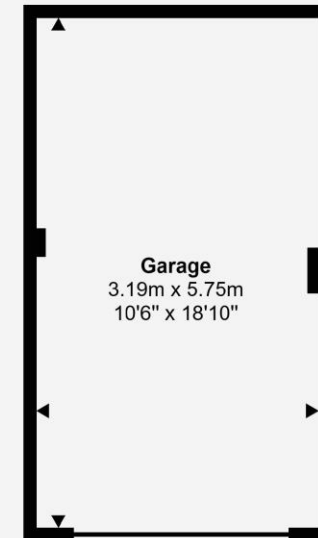
Approx Gross Internal Area  
126 sq m / 1355 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft



First Floor  
Approx 54 sq m / 586 sq ft



Garage  
Approx 18 sq m / 197 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.



