



34 Heol Coed Leyshon, Bridgend, CF32 0DT

£195,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom semi-detached property in a quiet residential area in Coytrahen. Equidistant between the towns of Maesteg and Bridgend, this property is within easy reach of supermarkets and the McArthur Glen retail outlet. J36 of the M4 is only a short drive away making this an ideal property for those commuting along the M4 corridor. The accommodation briefly comprises:- entrance hall, lounge and a kitchen / diner to the ground floor. Landing, three bedrooms and shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout as well as excellently maintained front, side and rear gardens and a driveway suitable for 2-3 vehicles. This immaculate property would make the ideal family home and is being sold with no on-going chain!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hall



Entry via a uPVC double glazed door with matching side panel, papered ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase to the first floor, two doors off:-

Lounge 18'2" x 10'5" (5.55 x 3.19)



Papered ceiling, skimmed and papered walls with dado rail. fitted carpet, two radiators, coal effect gas fireplace with wooden mantle over, dual aspect - two uPVC double glazed windows to the front and rear.

Kitchen / Diner



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drainage unit with mixer tap, integrated appliances to include an eye level double oven as well as a four ring gas hob with chrome chimney style extractor above and a dishwasher, slimline breakfast bar, pull-out larder cupboard, space for a larder / American fridge/freezer, space for a dining table, under stairs storage cupboard, dual aspect - two uPVC double glazed windows to the front and rear, uPVC double glazed door with obscured glass to the rear providing access into the rear garden.

Kitchen area - 2.08 x 1.96

Dining Area - 3.15 x 2.70

First Floor

Landing



Papered and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear, four doors off:-

Bedroom One 12'2" x 10'5" (3.73 x 3.19)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe space, uPVC double glazed window to the front.

Bedroom Two 10'4" x 8'10" (3.15 x 2.71)



Skimmed ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the front.

Bedroom Three 8'5" x 7'4" (2.57 x 2.24)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, airing cupboard, uPVC double glazed window to the rear.

Shower Room 5'11" x 5'8" (1.82 x 1.73)



Skimmed ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a double shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

Front Garden



Entry via a wrought iron pedestrian gate, wrought iron double gates allowing access onto a block paved driveway, paved steps leading up to the property entrance, garden laid to patio with mature plants and shrubs which include ayre and blossom trees, bordered with hedging and wood panel fencing, opening to:-

Side Garden



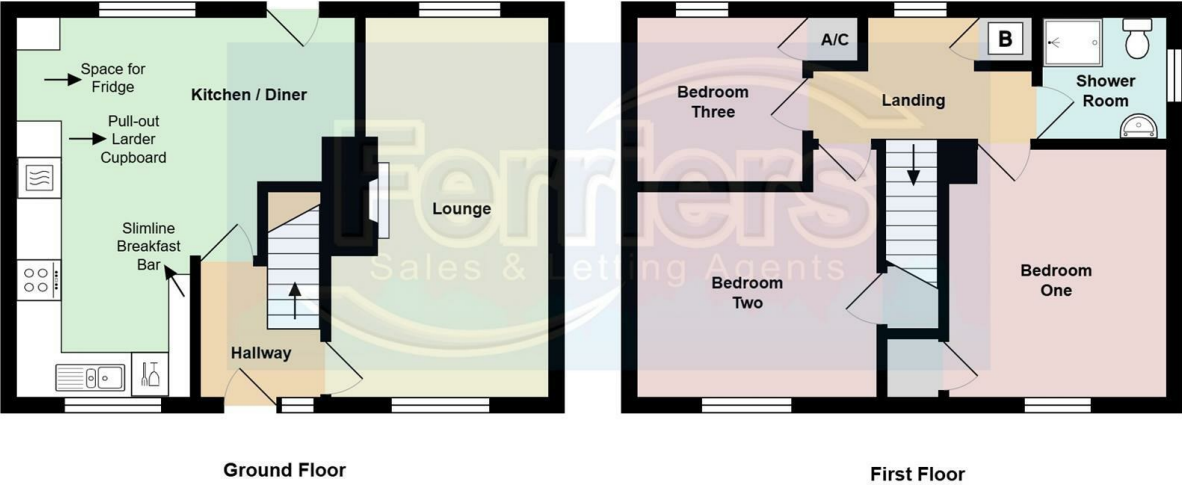
Garden laid to patio with mature plants and shrubs, wooden pedestrian gate providing access into the rear garden, bordered with wood panelled fencing.

Rear Garden



Tiered garden which is laid to patio with centred paved steps leading to each tier, outbuilding with a W.C., utility area which has space and plumbing for a washing machine and tumble dryer and well as an additional storage room - both with power and lighting, wooden pedestrian gate to the side providing access to the side garden, bordered with block walls, wood panelled fencing and mature trees and shrubs.

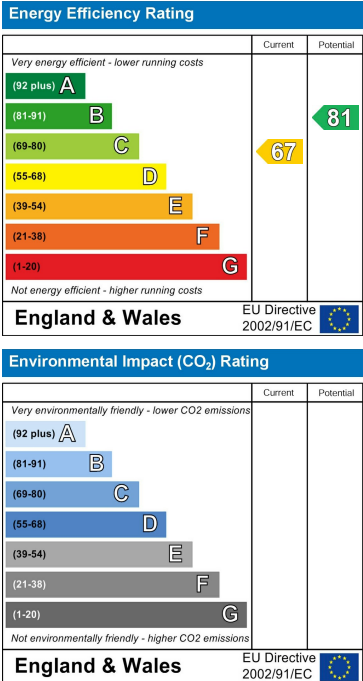
Floor Plan



Area Map



Energy Efficiency Graph



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