

1 Maes Y Siglen
Coity
Bridgend County
CF35 6EX

£465,000



- Four Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Utility
- Ensuite To Master Bedroom
- Partially Converted Double Garage With Home Gym
- Popular Location
- South Facing Rear Garden
- Viewing Highly Recommended
- Call To Arrange An Appointment 01656 750764

Ref: PRA10371

Viewing Instructions: Strictly By Appointment Only



General Description

* Beautifully Presented Throughout * Daniel Matthew are pleased to offer for sale this well presented four bedroom family home situated on the Heol Spencer side of Parc Derwen. Comprising hallway, study, lounge, kitchen/diner, utility and cloakroom. To the first floor four double bedrooms with ensuite to Master and family bathroom. Further benefits south facing rear garden, double garage which has been partially converted to the rear accommodating home gym however this could be used for other uses. Off road parking for two vehicles. This property is within walking distance of Coity Castle and Coity Common. Viewing's are highly recommended, Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls with feature wall panelling, Kardeen flooring, radiator, understairs storage cupboard, stairs to first floor.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with feature panelling, low level WC, wash hand basin with vanity unit beneath, radiator, Kardeen flooring.



Snug (7' 7" x 12' 5") or (2.31m x 3.78m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Lounge (16' 1" x 12' 5") or (4.90m x 3.78m)

UPVC double glazed French door leading to rear garden, plain ceiling, plain walls, feature fireplace with electric effect log burner, radiator, carpet flooring.



Kitchen/ Diner (24' 5" Max x 13' 2" Max) or (7.44m Max x 4.01m Max)

Front and rear aspect UPVC double glazed window matching and base units with central Belfast sink, integrated oven with extractor hood, space for fridge/freezer. Plain ceiling, plain walls, Kardeen flooring, radiator, door to utility room.



Utility Room (6' 7" x 6' 7") or (2.01m x 2.01m)

Door leading to rear garden, plain ceiling, plain walls, Stainless steel sink/drainer, plumbing for washing machine, space for tumble dryer, Kardeen flooring, radiator.

Landing

Plain ceiling, access to loft, plain walls with feature panelling, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (13' 1" x 12' 5") or (3.99m x 3.78m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature panelling, carpet flooring, radiator, door to ensuite.



En Suite

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, tiled flooring, low level WC, wash hand basin with vanity unit beneath, shower cubicle.



Bedroom Two (14' 5" x 10' 2") or (4.39m x 3.10m)

Dual aspect to side and rear UPVC double glazed window, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard.



Bedroom Three (9' 7" x 12' 2") or (2.92m x 3.71m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, built in wardrobe, carpet flooring, radiator.



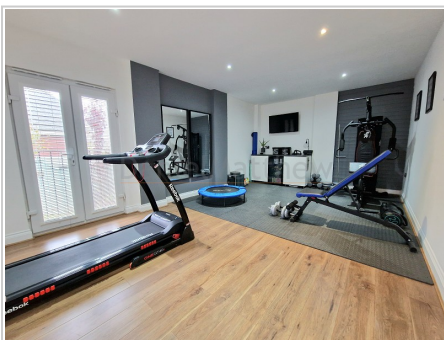
Bedroom Four (10' 8" x 8' 8") or (3.25m x 2.64m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with feature panelling and tiled splashback. Four piece suite comprising low level WC, wash hand basin with vanity unit beneath, roll top free standing bath, shower cubicle. Radiator/towel heater.



Gym/Garage

Double garage partially converted to home gym, UPVC double glazed French doors to rear, UPVC double glazed personal door, plain ceiling, plain walls, electric heater. To the front of the conversion two up and over doors, ideal for storage.



Outside

Front - Laid to lawn, off road parking for two vehicles, side access, electric charging point, charger not to remain however infrastructure to remain.

Rear - Fenced boundaries, laid to lawn, patio area.

Services

Mains electricity, mains water, mains drainage, mains gas

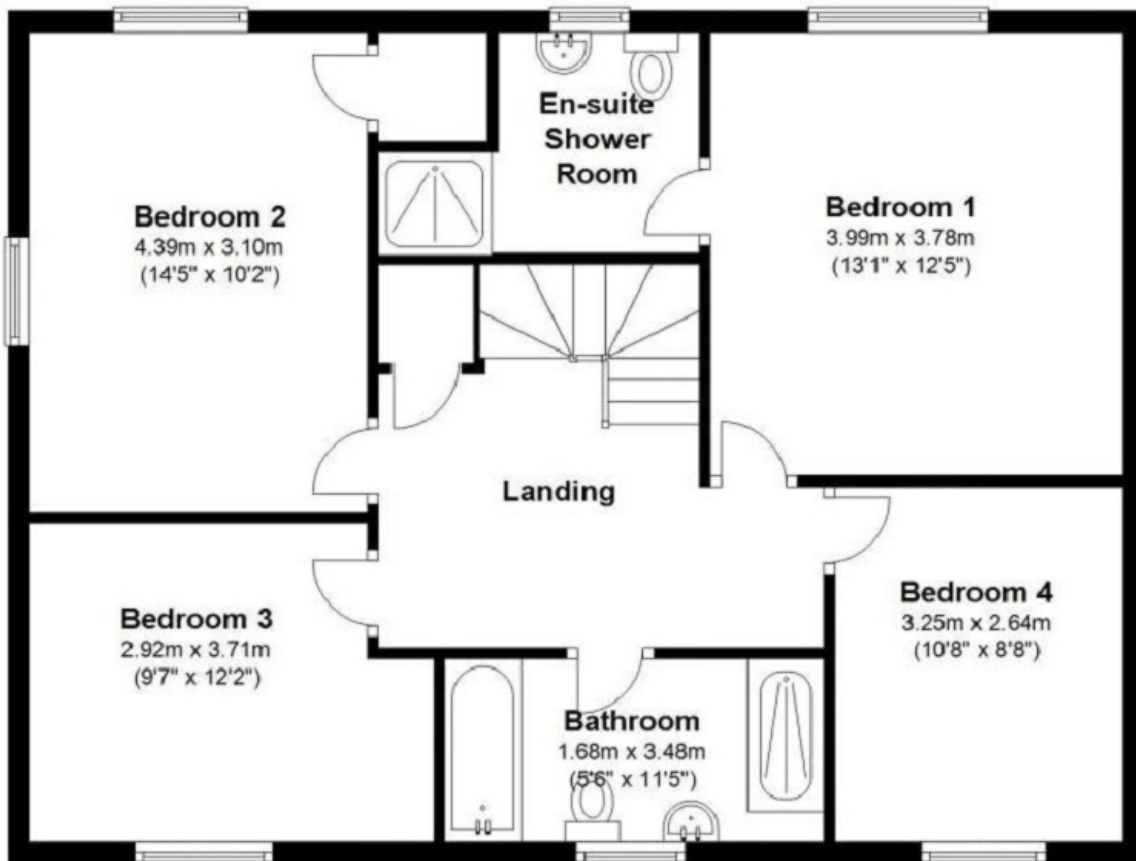
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.