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Coity
Bridgend
CF35 6HG

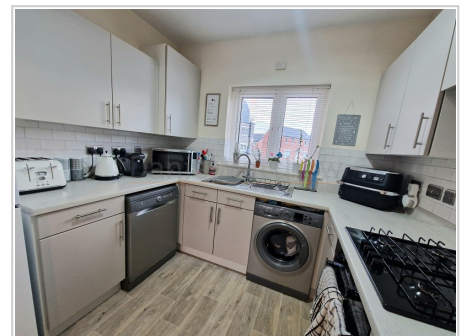
£249,995



- Three Bedroom End Terrace
- Lounge
- Cloakroom
- Ensuite To Masters
- Kitchen/Diner
- 2 Years NHBC Remaining
- Local Schools And Amenities
- Close To M4 Corridor
- Garage

Ref: PRA10424

Viewing Instructions: Strictly By Appointment Only



General Description

Three Bedroom End Terrace 2 Years Remaining On NHBC Daniel Matthew are pleased to offer for sale this three bedroom end terrace with larger than average. Comprising hallway, lounge, open plan kitchen/diner and cloakroom. To the first floor three bedrooms with ensuite to master bedroom and family bathroom. Further benefits off road parking, detached garage. Low maintenance garden to rear. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

UPVC door to the front aspect, built in storage cupboard, stairs to the first floor, skimmed walls and clings wood flooring, radiator doors leading too



Lounge (15' 09" Max x 9' 09" Max) or (4.80m Max x 2.97m Max)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, UPVC double glazed French doors leading to rear garden.



Kitchen/Dining Room (14' 09" Max x 8' 10" Max) or (4.50m Max x 2.69m Max)

UPVC double window to front aspect, plain ceiling, plain walls. Matching wall and base units with complementary work surface and upstands, plumbing for washing machine, space for fridge/freezer, stainless steel sink/drain, integrated hob and oven with extractor over. UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls with feature wall, LVT flooring, radiator, opening through to kitchen



Study (8' 02" Max x 5' 01" Max) or (2.49m Max x 1.55m Max)

UPVC window to front aspect skimmed ceiling and walls, radiator fitted carpet



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, radiator, LVT flooring.



Landing

UPVC double glazed window to front aspect, plain ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (10' 0" Max x 9' 10" Max) or (3.05m Max x 3.00m Max)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, door to ensuite fitted wardrobes.



En Suite (5' 05" Max x 3' 02" Max) or (1.65m Max x 0.97m Max)

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, radiator, with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle with shower over.



Bedroom Two (9' 10" Max x 8' 09" Max) or (3.00m Max x 2.67m Max)

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



Bedroom Three (9' 10" Max x 6' 07" Max) or (3.00m Max x 2.01m Max)

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



Bathroom (6' 09" Max x 5' 07" Max) or (2.06m Max x 1.70m Max)

UPVC double glazed obscured window to rear aspect, low level WC, pedestal wash hand basin, panelled bath, plain ceiling, plain walls with tiled splashback, radiator.



Outside

Front - Decorative stones with patio slabs leading to front door, enclosed by wooden fence with gate.

Rear - Fenced boundaries, Decking and patio area with decorative stones, gate leading to detached garage and parking.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B83

Tenure

We are informed that the tenure is Freehold



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.