

15 Maes Meillion
Coity
Bridgend County
CF35 6FJ

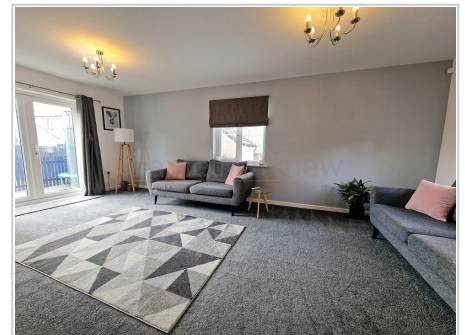
£389,950



- Five Bedroom Detached
- Dressing room/Office
- Two Ensuites
- Utility Room
- Garage
- Off Road Parking
- Garden To Rear
- Family Home
- Popular Location
- Viewings Highly Recommended

Ref: PRA10529

Viewing Instructions: Strictly By Appointment Only



General Description

* Family Home * Daniel Matthew are pleased to offer for sale this extended five bedroom with office/dressing room detached. Situated the on the popular estate Parc Derwen, Coity. Comprising hallway, lounge, kitchen/diner, utility room and cloakroom. To the first floor four bedrooms with ensuite to bedroom two and family bathroom. To the second floor the master bedroom and dressing room/office with ensuite are located. Further benefits off road parking, garage and garden to rear. Full planning consent has been granted on the attic conversion extension. Viewings are highly recommended, call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via a composite door to hallway, comprising plain ceiling, plain walls, tiled flooring, radiator, understairs storage cupboard, doors leading to all ground floor rooms, stairs to first floor.



Lounge (20' 08" x 11' 01") or (6.30m x 3.38m)

Dual aspect to front and side UPVC double glazed windows, UPVC double glazed French doors leading to rear garden. Plain ceiling, plain walls, two radiators, carpet flooring.



Kitchen/ Diner (21' 06" x 8' 01") or (6.55m x 2.46m)

Dual aspect to front and rear UPVC double glazed windows. Matching wall and base units with complimentary work surface and upstands, plain ceiling, plain walls with tiled splashback, stainless steel sink/drainage, plumbing for dishwasher, integrated hob and oven with extractor hood, tiled flooring which has been continued from the hallway, two radiator, door to utility room.



Utility Room (5' 01" x 6' 03") or (1.55m x 1.91m)

Door leading to rear garden, matching wall and base units with combi boiler being housed, plumbing for washing machine, plain ceiling, plain walls, tiled flooring, radiator,

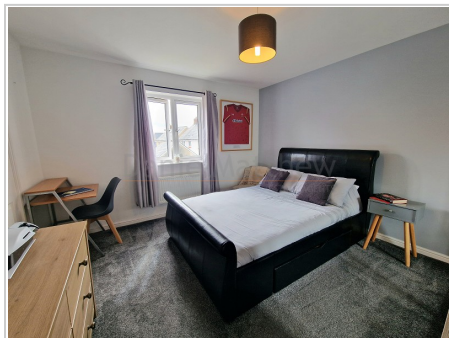


Cloakroom/w.c

UPVC double glazed obscured window to rear aspect plain ceiling, plain walls, level WC washbasin tiled flooring.

Landing

Plain ceiling, plain walls, carpet flooring, airing cupboard, stairs to second floor, doors leading to all first floor rooms.



Bedroom Two (11' 06" x 11' 02") or (3.51m x 3.40m)

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



En Suite

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

Bedroom Three (12' 06" x 8' 02") or (3.81m x 2.49m)

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



Bedroom Four (8' 03" x 8' 02") or (2.51m x 2.49m)

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



Bedroom Five (7' 09" Min x 8' 06") or (2.36m Min x 2.59m)

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

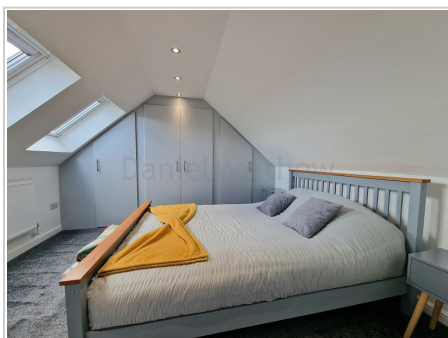


Bathroom

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

Second Floor Landing

Velux window to rear aspect, plain ceiling, plain walls, carpet flooring, storage to eaves, doors leading to further rooms, this space makes for a peaceful reading area.



Master Bedroom (11' 02" x 9' 02" Min) or (3.40m x 2.79m Min)

Two Velux window to rear aspect, plain ceiling, plain walls, carpet flooring, fitted wardrobes, storage to eaves, radiator.



Dressing Room/Office (11' 02" x 5' 07" Min) or (3.40m x 1.70m Min)

Velux window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, storage to eaves, door to second ensuite.



Outside

Front - Decorative chippings to front with pathway to property, side access.

Rear - Fenced boundaries, laid to lawn, patio area, raised decking seating area.

Garage

Up and over door, parking to the front.

Services

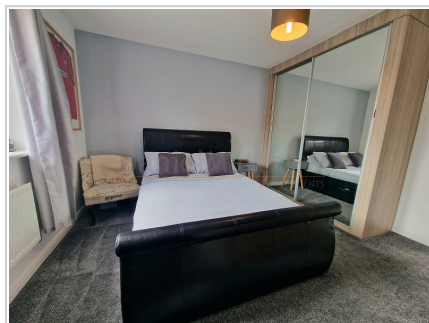
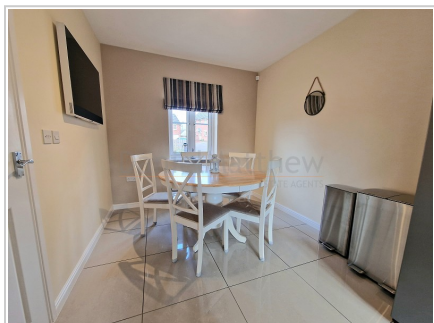
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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.