

2 Clos Y Celyn
Coity
Bridgend
CF35 6QD

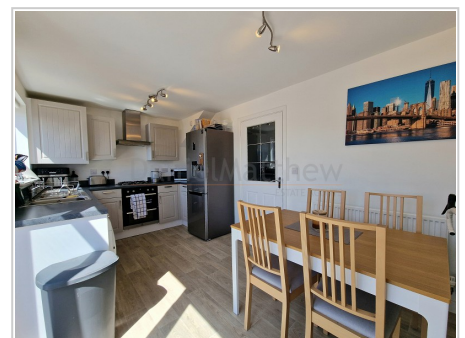
£239,950



- Three Bedroom Semi Detached
- Approx 5 Years Remaining on NHBC
- Off Road Parking
- Garden To Front and Rear
- Cloakroom
- Ensuite To Master Bedroom
- Close To Amenities
- Good Transport Links
- Call To Arrange Viewing 01656 750764

Ref: PRA10553

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached property situated in the popular Parc Derwen Estate in Coity. This property ideal buy for First Time Buyers and Investors. Comprises to the ground floor, hallway, cloakroom, lounge and kitchen/diner. To the first floor three bedrooms, ensuite to master bedroom and family bathroom. Further benefits enclosed rear garden and garden to front, driveway, close to M4 Corridor, McArthur Glen Outlet. Within walking distance to local amenities and primary school. Call our team to arrange a viewing 01656 750764.

Accommodation

Hallway

Enter via a composite door, plain ceiling, plain walls, vinyl flooring, door leading into cloakroom, stairs leading to first floor.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, tiled splashback, two piece white suite comprising low level WC and wash hand basin.



Lounge (11' 05" x 13' 09") or (3.48m x 4.19m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, cupboard, radiator, door leading into kitchen.



Kitchen (14' 09" x 8' 04") or (4.50m x 2.54m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, vinyl flooring, radiator, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, integrated electric hob and oven, plumbing for washing machine and dishwasher, space for fridge/freezer,

Landing

Plain ceiling, plain walls, fitted carpet, loft access, airing cupboard, doors leading into;-



Bedroom One (9' 01" x 9' 03"Min Min) or (2.77m x 2.82m Min)

UPVC double glazed window to front aspect, plain ceiling, plain walls, radiator, fitted wardrobes, door leading into en-suite, cupboard.



En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, pedestal wash hand basin, low level WC and shower with mains over head, radiator.



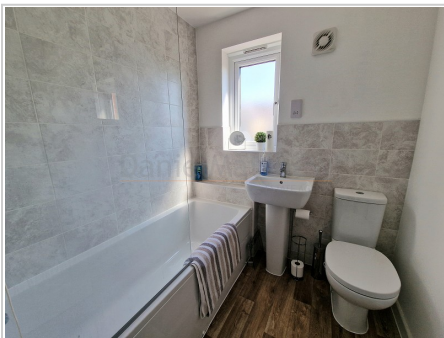
Bedroom Two (8' 08" x 7' 02") or (2.64m x 2.18m)

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



Bedroom Three (7' 02" x 5' 06") or (2.18m x 1.68m)

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



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising panelled bath, low level WC and pedestal wash hand basin, radiator.

Outside

Services

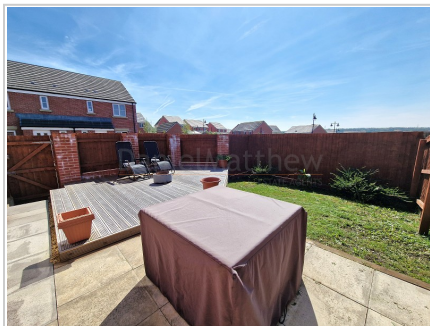
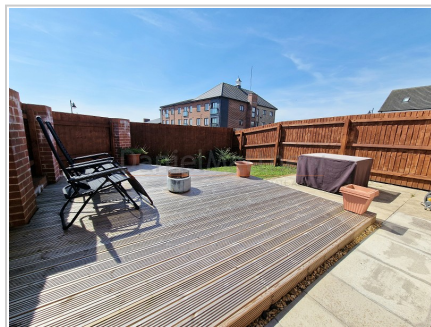
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.