

4 Heol Healey  
Coity  
Bridgend  
CF35 6GW

£224,950



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- 360 VIRTUAL TOUR AVAILABLE
- 5 YEARS REMAINING ON NHBC
- LOUNGE/DINING ROOM
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO COITY VILLAGE AND M4 ACCESS
- HIGHLY RECOMMENDED FOR VIEWING'S, PLEASE CALL 01656 750764

**Ref: PRA10805**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*Beautifully Presented Three Bedroom\*\*** 360 Virtual Tour Available -Daniel Matthew Estate Agents are pleased to offer for sale this five year old Taylor Wimpey three bedroom home which is presented like new. The property benefits from entrance hallway, cloakroom/WC, kitchen and lounge/diner with French doors out onto a low maintenance rear garden, there is side gate access which leads you to two allocated parking spaces to the front of the property. To the first floor, three bedrooms and family bathroom. The property is positioned on the Taylor Wimpey side with excellent access to Coity Village and has approximately five years left on the NHBC warranty. Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764.

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## Accommodation

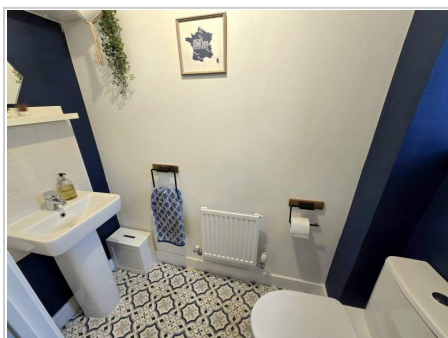
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### Entrance Hallway

Enter via composite obscured door into Hallway, plain ceiling, plain walls, laminate flooring, staircase leading to first floor, radiator, electric consumer unit, doors leading into;-

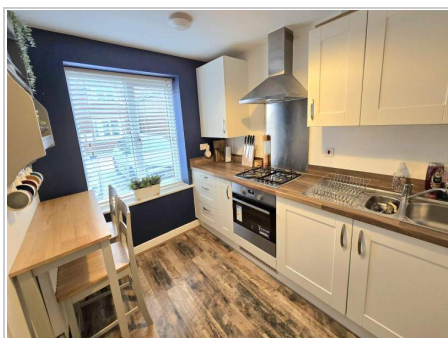
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### Cloakroom/w.c (6' 2" x 3' 0") or (1.89m x 0.91m)

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

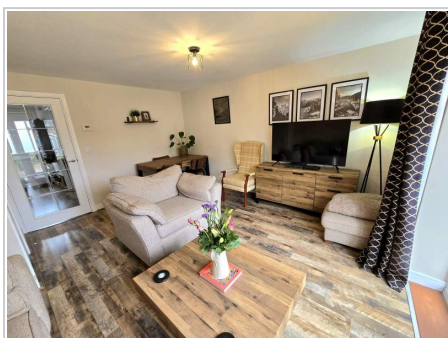
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### Kitchen (11' 1" x 7' 3") or (3.37m x 2.21m)

UPVC double glazed window to front aspect, plain ceiling with extractor fan, plain walls, laminate flooring, a range of matching wall and base units with complimentary work surfaces and matching upstand, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler.

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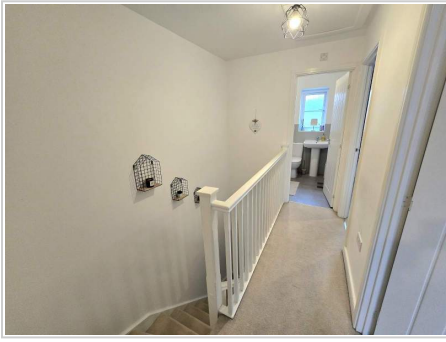


### Lounge/Diner (14' 4" x 14' 4") or (4.37m x 4.37m)

UPVC double glazed French doors with side glass panels leading to rear garden, plain ceiling, plain walls, laminate flooring, under stairs storage cupboard, space for dining table and chairs, radiator.

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## Landing

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



## Bathroom (5' 11" x 6' 0") or (1.80m x 1.83m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan, partially plain and tiled walls, vinyl flooring, three piece suite comprises low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, radiator.



## Bedroom One (13' 7" Max x 7' 11") or (4.14m Max x 2.41m)

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



## Bedroom Two (11' 10" Max x 7' 10") or (3.61m Max x 2.40m)

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



## Bedroom Three (8' 10" x 6' 0") or (2.69m x 1.83m)

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



## Outside

Front - Two allocated parking spaces to the front of the property, pathway leading to front door and to the side of the property leading to side gate access into rear garden.

Rear - Electric socket, water tap, fenced boundaries, patio area, decorative stone chippings and shed to remain.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B83

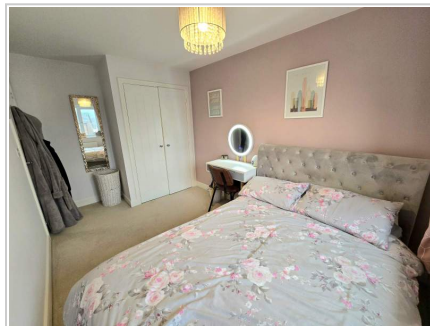
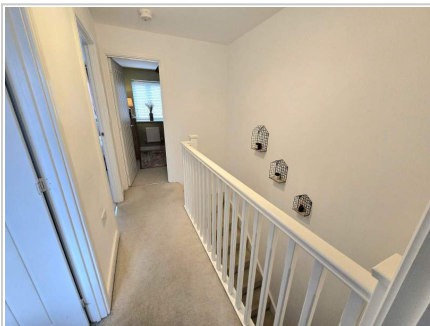
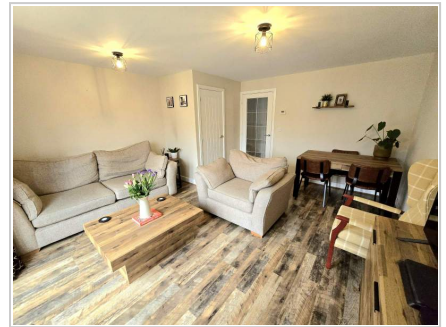
## Tenure

We are informed that the tenure is Freehold

## Council Tax

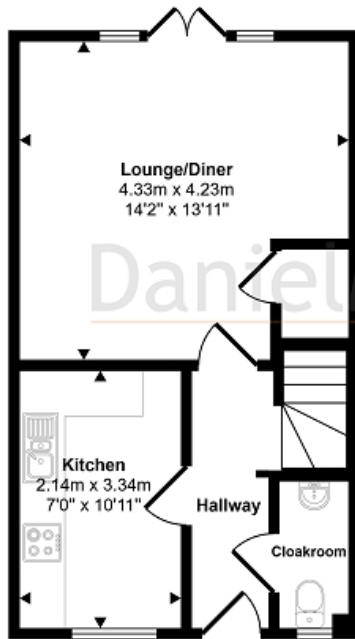
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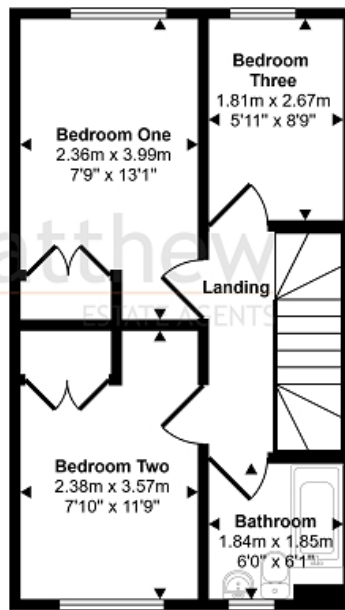




Approx Gross Internal Area  
67 sq m / 720 sq ft



**Ground Floor**  
Approx 33 sq m / 359 sq ft



**First Floor**  
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.