

4 Clos Hopkins
Coity
Bridgend
CF35 6GS

£189,995



- TWO DOUBLE BEDROOM WITH LARGE GARDEN
- OPEN PLAN KITCHEN/DINER
- CLOAKROOM AND UTILITY STORAGE CUPBOARD TO HALLWAY
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- SIDE DRIVE WITH ACCESS TO THE ENCLOSED GARDEN
- NESTLED DOWN A LANE ACCESS WITH 4 OTHER HOUSES
- NHBC REMAINING
- 360 TOUR IS A MUST TO VIEW
- GARDEN A MUST TO VIEW

Ref: PRA10841

Viewing Instructions: Strictly By Appointment Only



General Description

* 4 Years Remaining on NHBC * 360 Tour a must to view as walks you through from outside to inside this lovely home. Daniel Matthew are pleased to offer for sale this lovely two bedroom semi detached situated on the Taylor Wimpey estate in Brackla. Comprising open plan lounge/Kitchen, cloakroom, spacious utility area. To the first floor two double bedrooms and bathroom. Further benefits off road parking for two vehicles, The garden is a large plot and a must to view to appreciate, property is situated down a private lane access tucked away with only four other properties. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door to open plan lounge/Kitchen, large storage cupboard which is housing the boiler and plumbing for washing machine, cloakroom accessed via the hallway also, plain walls, plain ceiling and laminate flooring.



WC

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



Open Plan Kitchen / Lounge

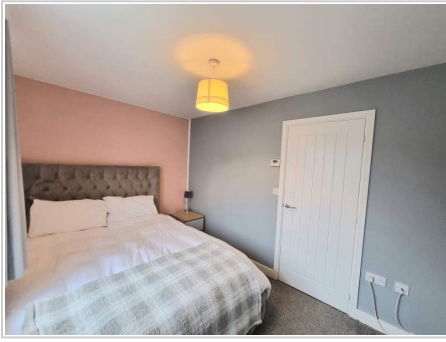
Kitchen Area - Matching wall and base units with complementary work surface and upstands, space for a fridge, gas hob and oven with extractor hood over, stainless steel sink/drainers.

Lounge Area with UPVC double glazed doors opening to the garden, plain walls, plain ceiling, laminate flooring and radiator, access to the first floor rooms via staircase.



Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.



Bedroom One

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



Bedroom Two

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



Bathroom

Plain ceiling, plain walls with tiled splashback, panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring.



Outside

FRONT- Private lane access to the front and side drive.

REAR- Fence boundary , laid to patio and generous garden with laid to lawn, generous plot and a must to view to appreciate.

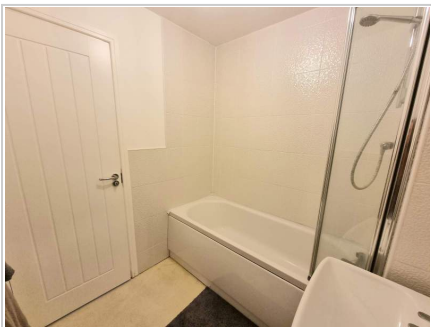
Services

Mains electricity, mains water, mains gas, mains drainage

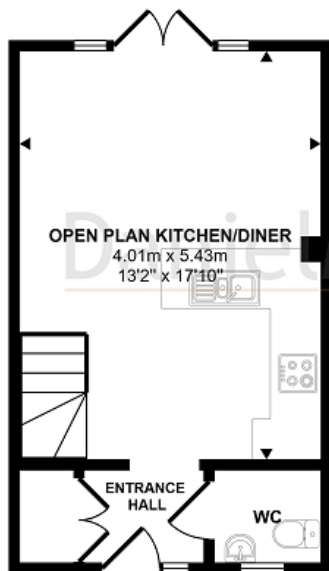
EPC Rating: B84

Tenure

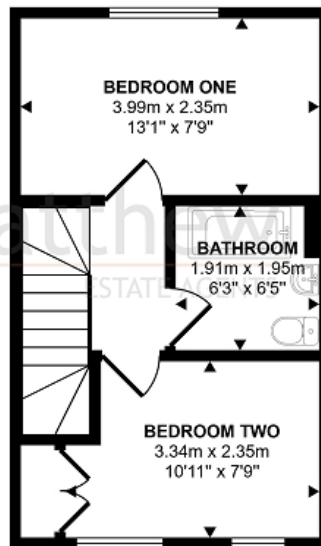
We are informed that the tenure is Freehold



Approx Gross Internal Area
55 sq m / 592 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 27 sq m / 296 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.