

17 Tal Coed
Coity
Bridgend
CF35 6QA

£370,000



- Four Bedroom Detached Family Home
- High Specification Kitchen/Dining/Family Room
- Spacious Lounge Plus Second Reception Room
- Downstairs Cloakroom / WC
- Utility Room
- Ensuite To Master Bedroom Plus Bathroom
- Nicely Landscaped Low Maintenance Rear Garden
- Driveway Leading To Detached Garage



Ref: PRA11075

Viewing Instructions: Strictly By Appointment Only

General Description

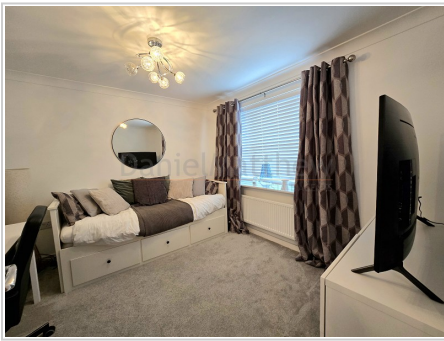
***DETACHED FOUR BEDROOM FAMILY HOME, BEAUTIFULLY PRESENTED IN AN EXCELLENT LOCATION ***
We are pleased to offer to the market this well proportioned four bedroom detached property with approximately three years NHBC remaining, situated in the popular development of Parc Derwen. This property is nicely presented throughout and consists of a contemporary open plan kitchen/dining/family room to the rear, spacious lounge plus second reception room, cloakroom / WC and utility room. To the first floor there are four bedrooms with ensuite to master and family bathroom. The driveway leads to a garage and the rear garden is spacious and nicely landscaped. The property is situated in an excellent location within walking distance of local amenities, shops and schools. Close proximity to Bridgend Town Centre and easy access to Junction 36 of the M4. To arrange a viewing call 01656 750764.

Accommodation



Entrance Hallway

Enter via front door into a spacious hallway which has skimmed and coved ceilings. Radiator. Laminate flooring. Staircase off to the first floor. Doors to ground floor rooms.



Dining Room (10' 10" x 9' 10") or (3.29m x 3.0m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. This is a multi purpose room which is currently being used as a snug / office. It has flat skimmed ceiling with coving and fitted carpets.



Lounge (13' 3" x 10' 9") or (4.03m x 3.28m)

A lovely size room again at the front of the property with a UPVC double glazed window with blinds to remain and radiator under. Skimmed and coved ceiling with fitted carpets.



Kitchen/Diner/Family Room (20' 3" x 9' 6") or (6.18m x 2.90m)

This generous room is the focal point of the property and offers space to relax, dine and entertain with UPVC French doors with perfect fit blinds opening out onto the rear garden. Skimmed ceiling. Radiator. Laminate flooring. The kitchen is fully fitted and finished in a high gloss white which has a range of wall and base units to include inset draws with coordinating work surface and breakfast bar. One and a half bowl stainless steel sink with drainer and mixer tap. Integrated gas hob and a double electric oven with canopy extractor over. Integrated fridge, freezer and dishwasher. UPVC double glazed window over looking the garden with perfect fit blinds. Door leading to utility room.



Utility Room (6' 2" x 5' 2") or (1.87m x 1.57m)

The utility room has a low level cupboard with work surface. Wall mounted cupboard housing the central heating boiler. Plumbing and space for automatic washing machine and space for additional appliance. Skimmed walls and ceiling. Laminate flooring. Back door to the garden. Door to WC.



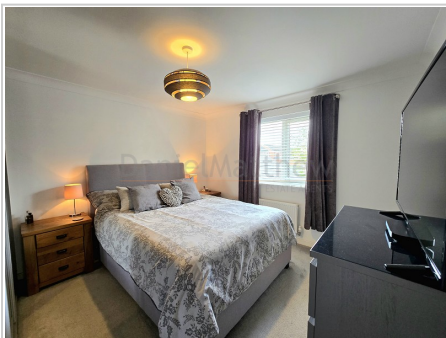
Cloakroom/w.c (5' 2" x 3' 0") or (1.57m x 0.92m)

A two piece suite in white which includes a WC and wash hand basin. Skimmed walls and ceiling. Radiator. UPVC obscure double glazed window to side elevation. Laminate flooring.



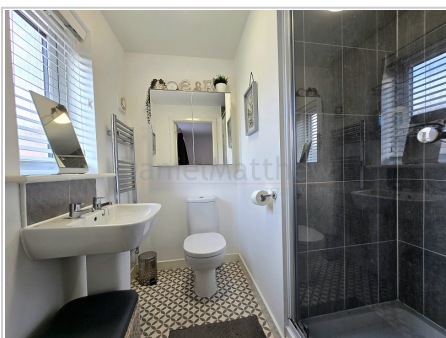
Landing

A large spacious landing with skimmed and coved ceiling. Access to loft. Fitted carpets. Doors to first floor rooms. Door to cupboard.



Master Bedroom (12' 9" x 11' 5") or (3.88m x 3.49m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed and coved ceiling. Built in mirror fronted wardrobes. Fitted carpets. Door to ensuite.



En Suite (6' 1" x 6' 5" Max) or (1.85m x 1.95m Max)

A three piece suite in white which includes WC, pedestal wash hand basin and fully tiled cubicle shower. Vertical chrome heated towel rail. UPVC obscure double glazed window with blind. Vinyl flooring.



Bedroom Two (12' 9" x 8' 3") or (3.88m x 2.51m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed and coved ceiling. Built in mirror fronted wardrobes. Fitted carpets.



Bedroom Three (9' 11" x 9' 0") or (3.01m x 2.74m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed and coved ceiling. Fitted carpets.



Bedroom Four (8' 3" x 7' 9") or (2.51m x 2.37m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed and coved ceiling. Fitted carpets.



Bathroom (8' 3" x 6' 5") or (2.52m x 1.95m)

A beautiful three piece suite in white nicely laid out and includes a pedestal wash hand basin, WC and panelled bath with shower, screen and fully tiled to splash back area. Chrome vertical heated towel rail. Bathroom mirror. UPVC obscure double glazed window with blinds. Vinyl flooring. Extractor.



Garden

The garden has been beautifully landscaped with a large patio area plus a raised patio and sections of lawn. Access via the side to the front garden.

The front is open plan with decorative stones. Driveway has parking for approximately two vehicles leading to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

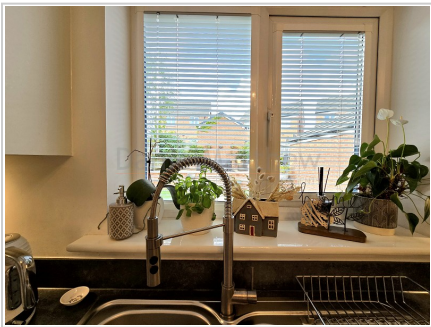
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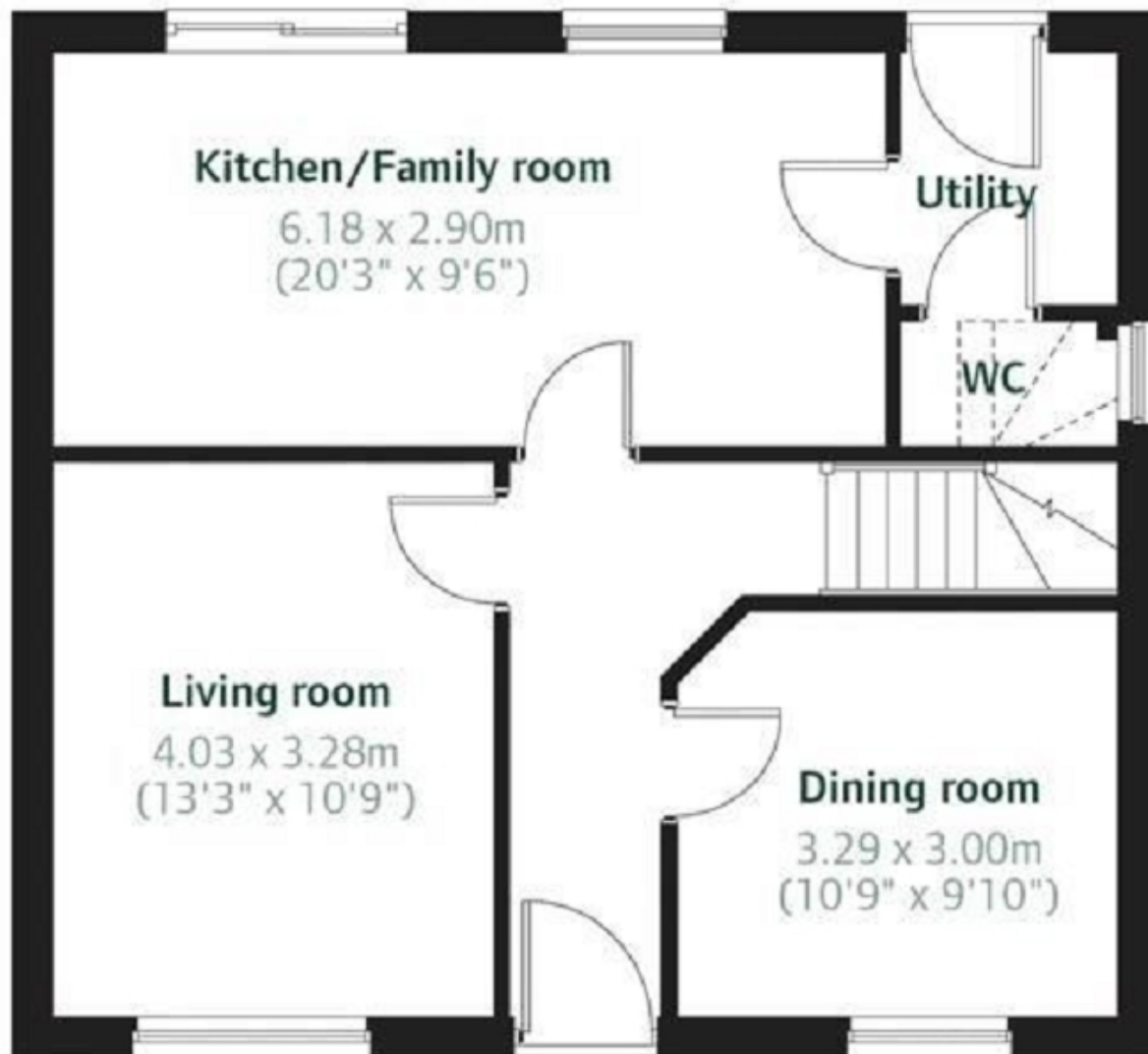
Tenure

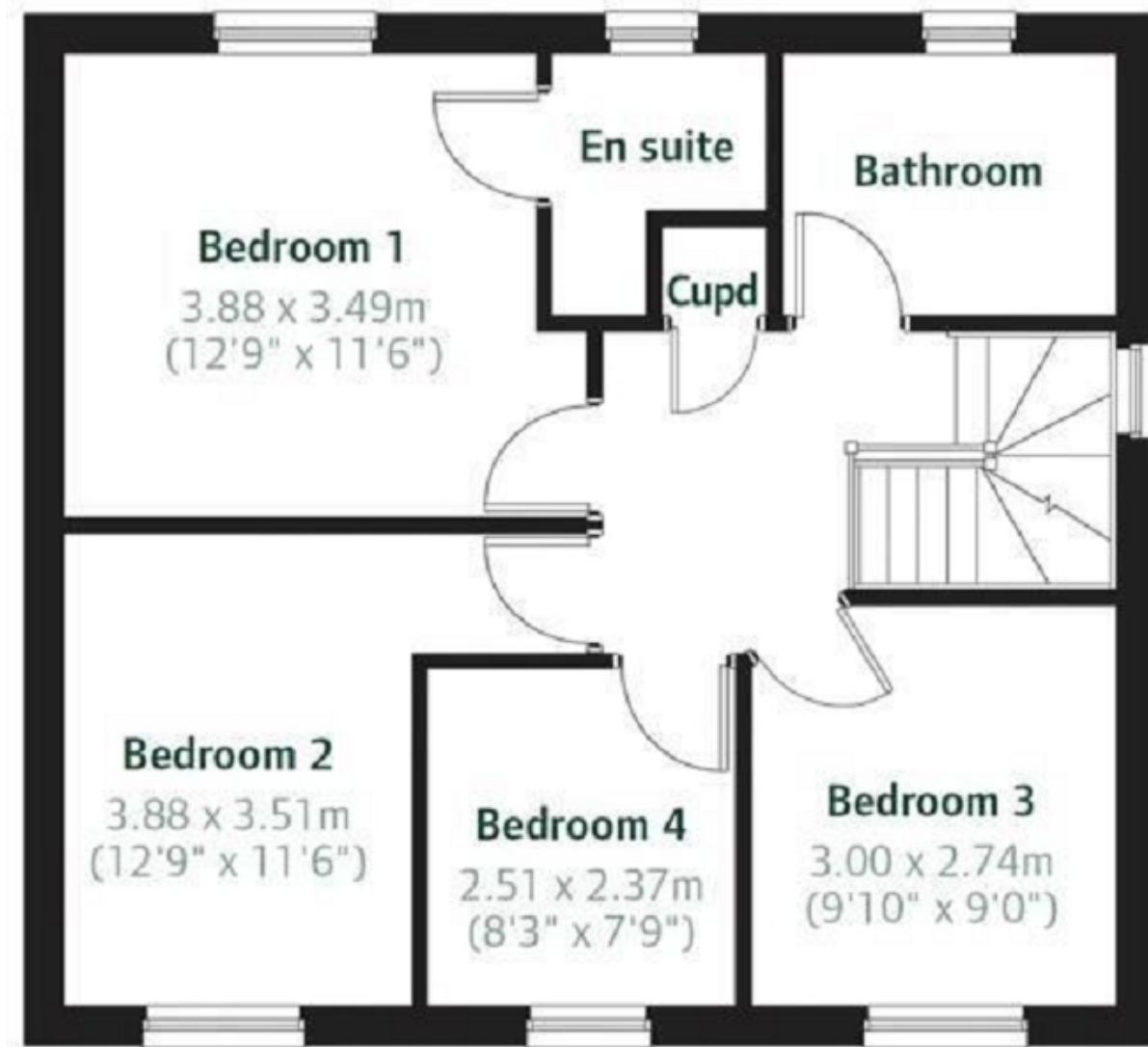
We are informed that the tenure is Freehold

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.