

15 Heol Cambell
Coity
Bridgend
CF35 6GP

£120,000



- ONE BEDROOM FIRST FLOOR COACH HOUSE
- NO ONGOING CHAIN
- OPEN PLAN LOUNGE/KITCHEN
- GARAGE WITH DRIVEWAY FOR ONE VEHICLE
- SOUGHT AFTER AREA OF COITY
- MODERN EN-SUITE
- IDEAL FOR FIRST TIME BUYERS
- FREEHOLD
- CLOSE TO LOCAL AMENITIES AND M4 LINKS
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA11079

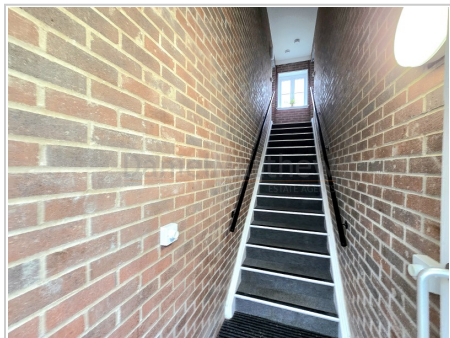
Viewing Instructions: Strictly By Appointment Only



General Description

*** ONE BEDROOM COACH HOUSE, NO ONGOING CHAIN ** Daniel Matthew Estate Agents are pleased to offer for sale this well presented, modern one bedroom coach house located in the sought-after area of Coity. Offered with no ongoing chain for Completion to take place on 1st February 2026, this property benefits from a generous single garage with driveway for one vehicle. Property comprises a communal entrance hall with stairs leading to coach house, open plan lounge/ kitchen, double bedroom leading to en-suite. Within walking distance to local amenities and the village of Coity and close to junction 36 of the M4 motorway. Freehold . Viewing highly recommended. Call today to arrange an appointment on 01656 750764.

Accommodation



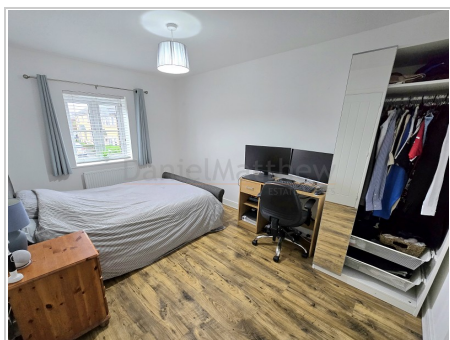
Communal hallway

Enter via composite door into communal hallway, UPVC double glazed window to front aspect, brick walls, staircase leading up to two flats, number 15 is located on the right hand side.



Open Plan Lounge/Kitchen (17' 9" x 9' 7") or (5.40m x 2.92m)

Two UPVC double glazed windows to front and rear aspect, and beautifully presented open plan lounge/kitchen, plain ceiling, plain walls, laminate flooring, radiator, electric consumer unit, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated washing machine, space for fridge/freezer, wall mounted combination boiler, door leading into bedroom.



Bedroom One (12' 9" x 9' 1") or (3.89m x 2.77m)

UPVC double glazed window to front aspect, plain ceiling with loft access, plain walls, laminate flooring radiator, door leading into en-suite.



En Suite (6' 8" x 4' 8") or (2.04m x 1.43m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan, partially plain and tiled walls, tiled splashback, laminate flooring, a three piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle with mains overhead shower, radiator, door leading into large storage cupboard.



Garage

Up and over door, driveway in front of garage.

Services

Mains electricity, mains water, mains gas, mains drainage

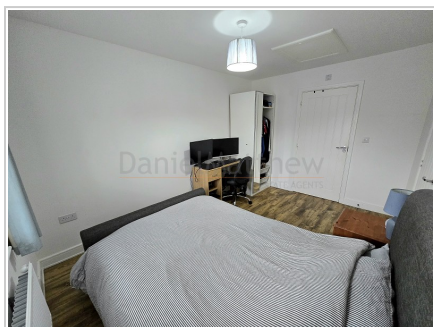
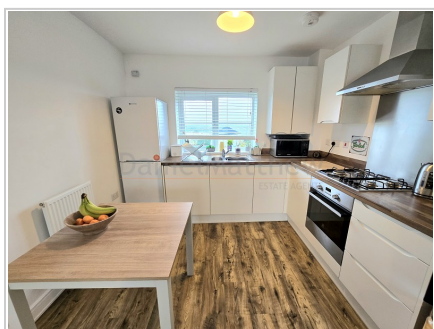
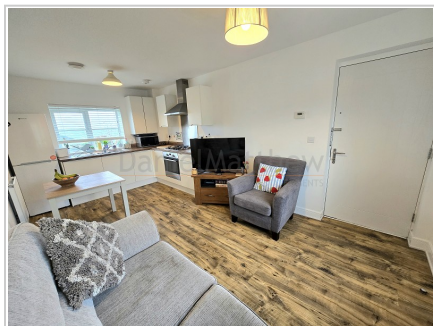
EPC Rating: B82

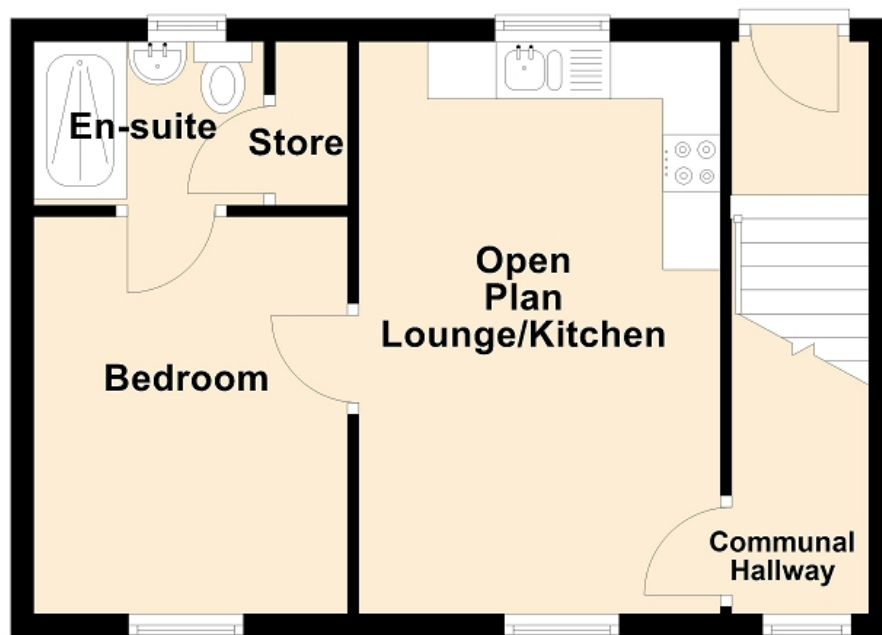
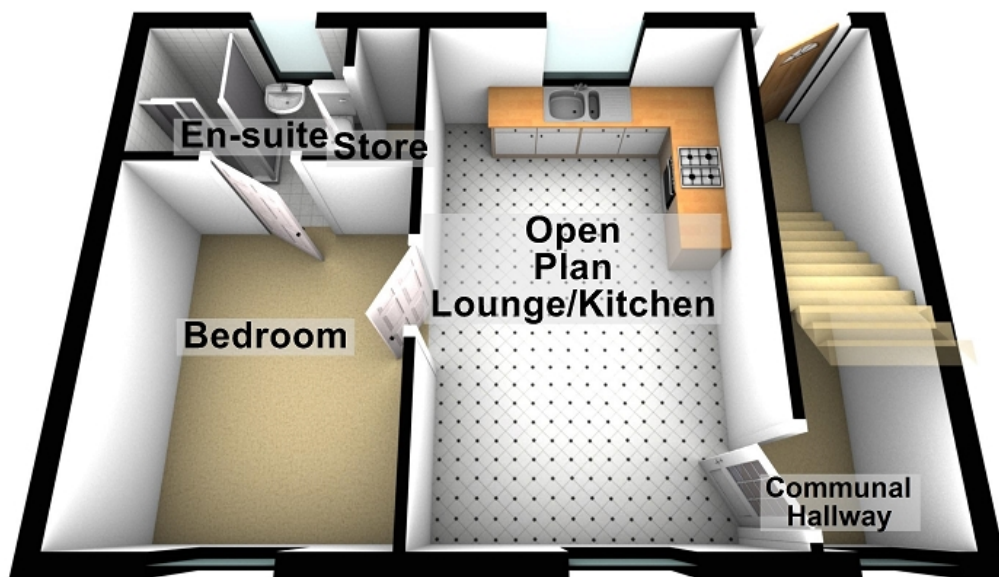
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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.