



66, Coity Road
Bridgend, CF31 1LT

Watts
& Morgan



66, Coity Road

Bridgend CF31 1LT

£290,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious traditional three bedroom semi-detached property with generous front and rear grounds situated in Bridgend. Conveniently located within walking distance of Bridgend Town Centre, local shops, amenities, schools and offering great access to Junction 36 of the M4. Accommodation comprises entrance hall, lounge, WC, open plan kitchen/dining/ sitting room and utility. First floor landing, two double bedrooms, one single room, 3-piece bathroom and a WC. Second floor two loft rooms. Externally offering front and rear generous gardens, outdoor shed/workshops, secure gated off-road parking and a garage with power supply. The property backs onto playing fields with a children's park.

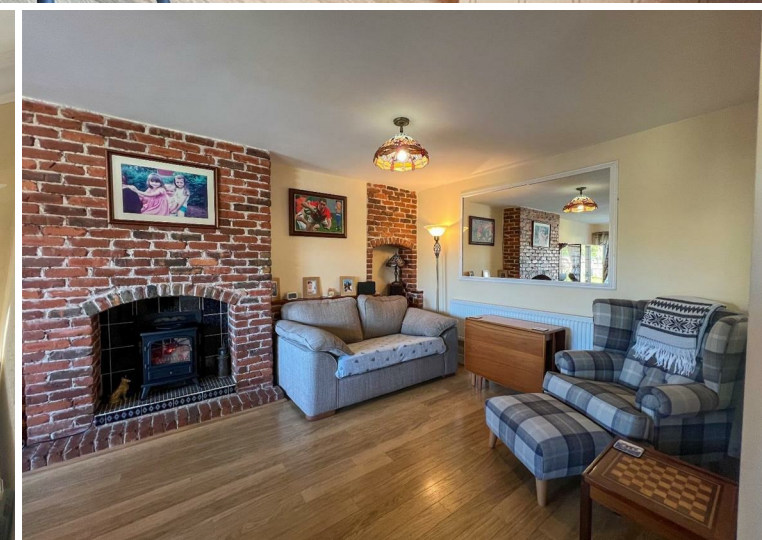
Directions

* Bridgend town centre - 0.5 Miles * Cardiff centre - 22.0 Miles * J36 of the M4 -2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panels leading into the entrance hallway with carpeted flooring, staircase rising to the first floor and a built-in storage cupboard. The ground floor cloakroom has been fitted with a 2-piece suite comprising of a WC and wall mounted wash-hand basin with vinyl flooring, panelling to the walls and window to the side. The living room to the front of the property benefits from a bay window overlooking the front garden, carpeted flooring and a central feature electric fireplace with hearth and surround. To the rear is the open plan kitchen/dining/sitting room with laminate flooring, exposed brick chimney with electric fire and plenty of room for dining and living furniture. Double doors opening out to the rear garden and a window overlooking the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, there is space provided for a freestanding fridge freezer. Integrated appliances to remain include 4-ring gas hob, integrated oven and grill and integrated dishwasher. There is tiled splashbacks and access into the utility/pantry. The utility/pantry has plumbing and space for an appliance and a window to the side.

The first floor landing offers carpeted flooring and a staircase leads up to the attic room with understairs storage and a built-in airing cupboard.

Bedroom one is a generous main bedroom with carpeted flooring, fitted wardrobes and windows overlooking the rear.

Bedroom two is a second double bedroom with carpeted flooring and a bay window overlooking the front. Bedroom three is a comfortable single room with carpeted flooring and window to the front. The bathroom is fitted with a 3-piece suite comprising of a corner bath, pedestal wash-hand basin and double walk-in shower with vinyl flooring, panelling to the walls and window to the rear. The WC is separate and is fitted with a WC and wash-hand basin within a vanity unit with vinyl flooring, tiling to the walls and window to the side.

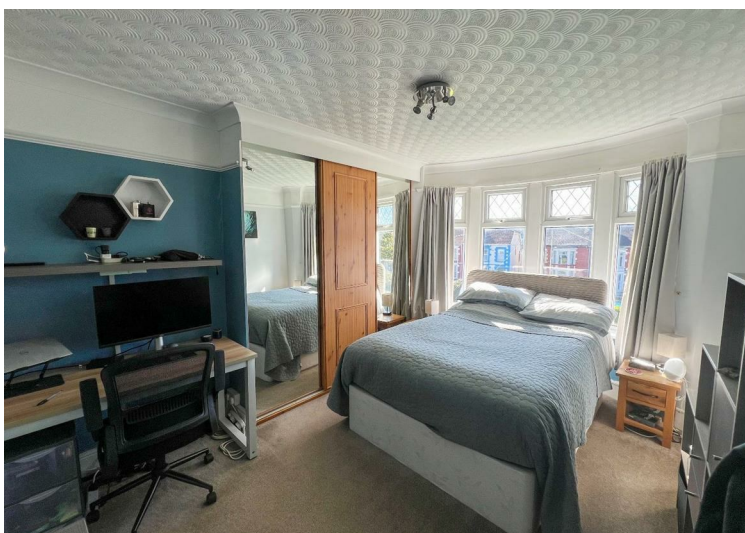
The second floor landing offers carpeted flooring and access into two spacious loft rooms with versatile use. There is a window overlooking the rear, carpeted flooring and access to further storage in the eaves.

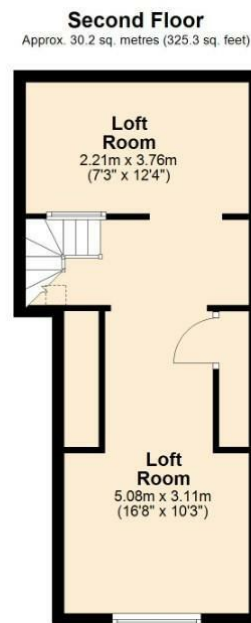
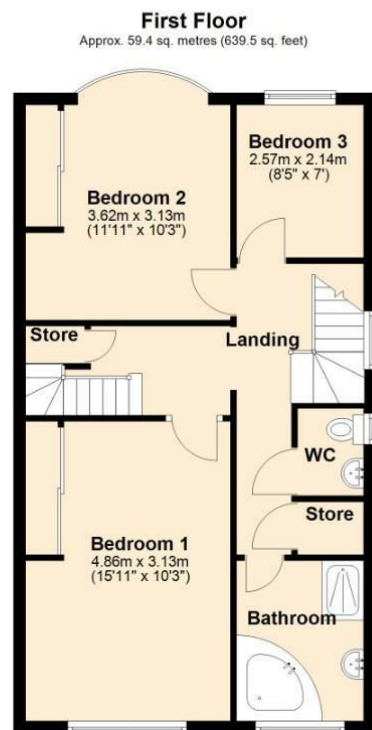
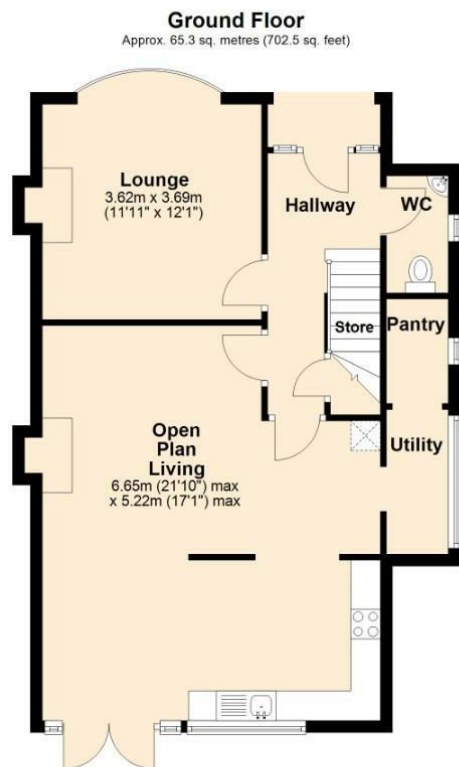
GARDENS AND GROUNDS

Approached off Coity Road No.66 benefits from a generous lawned frontage with a pathway leading to the sheltered front door. There is rear lane access with allocated off-road parking for one vehicle, there is an electric roller shutter gate opening onto a secure gated drive with parking for two vehicles. To the rear is an extended garage with a workshop area offering power supply and an electric controlled door. The rear garden benefits from large storage shed/workshop with power supply. There is a spacious enclosed garden predominately laid to lawn with a large outdoor water feature. The rear of the property overlooks playing fields and a children's park.

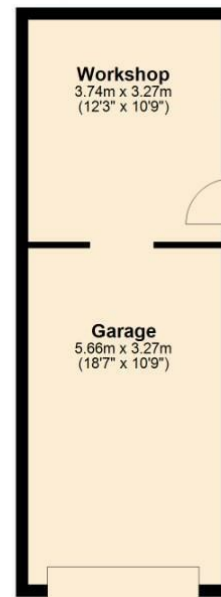
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "E". Council Tax Band "D".





Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 31.1 sq. metres (334.4 sq. feet)



Main area: Approx. 154.9 sq. metres (1667.4 sq. feet)
Plus outbuildings, approx. 31.1 sq. metres (334.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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