



Heol Mathews, £220,000

- 3 bedroom semi-detached property
- Driveway for off-road parking
- Sought after modern development
- Council Tax Band D
- Viewing Highly recommended
- EPC Rating: B



 3  2  1



About the property

Nestled in the sought-after development of Coity, Bridgend, built in 2020 this modern three-bedroom semi-detached property is perfect for families, professionals, or first-time buyers seeking a stylish, contemporary home.

Impeccably presented throughout, the property opens with an inviting entrance hallway that leads to a convenient downstairs cloakroom. The kitchen boasts sleek, modern units and high-spec appliances, ideal for those who love to cook and entertain. To the rear, the heart of the home awaits - a spacious, open-plan lounge and dining area with ample natural light and views over the garden.

Upstairs, the property offers three bedrooms, providing flexibility for family living, home working, or guests. A well-appointed family bathroom completes the first floor, designed for both comfort and practicality.

Externally, the home features off-road parking to the front, ensuring convenience, while the enclosed rear garden offers a generous outdoor space, perfect for relaxing, gardening, or entertaining.



Accommodation

Entrance Hall

Enter via a UPVc double glazed window to the front of the property, the light entrance hall provides access to the downstairs cloakroom, kitchen and the lounge/diner and has a carpeted staircase to the first floor.

Cloakroom

UPVc double glazed obscured glass window to the front, 2 piece suite comprising of WC and hand wash basin, radiator, and vinyl flooring.

Kitchen

7' 3" x 11' 1" (2.21m x 3.38m)

UPVc double glazed window to the front of the property, fitted with laminate flooring, range of matching modern base and walls units in grey shaker style with laminate worktops and matching upstands, built under integral electric oven, electric hob and stainless steel splashback and cooker hood. Stainless steel 1 1/2 bowl stainless steel sink with mixer taps and tiled splashbacks. Radiator.

Lounge/Diner

14' 3" max x 14' 3" max (4.34m max x 4.34m max)

UPVc double glazed French style doors to the rear of the property, fitted carpet, under stair storage cupboard and radiator.

First Floor

Landing

Bedroom One

7' 9" x 13' 6" (2.36m x 4.11m)

UPVc double glazed window to the rear of the property, fitted carpet, radiator and built in wardrobes.

Bedroom Two

7' 9" x 12' 1" (2.36m x 3.68m)

UPVc double glazed window to the front of the property, fitted carpet, radiator and built in wardrobes.

Bedroom Three

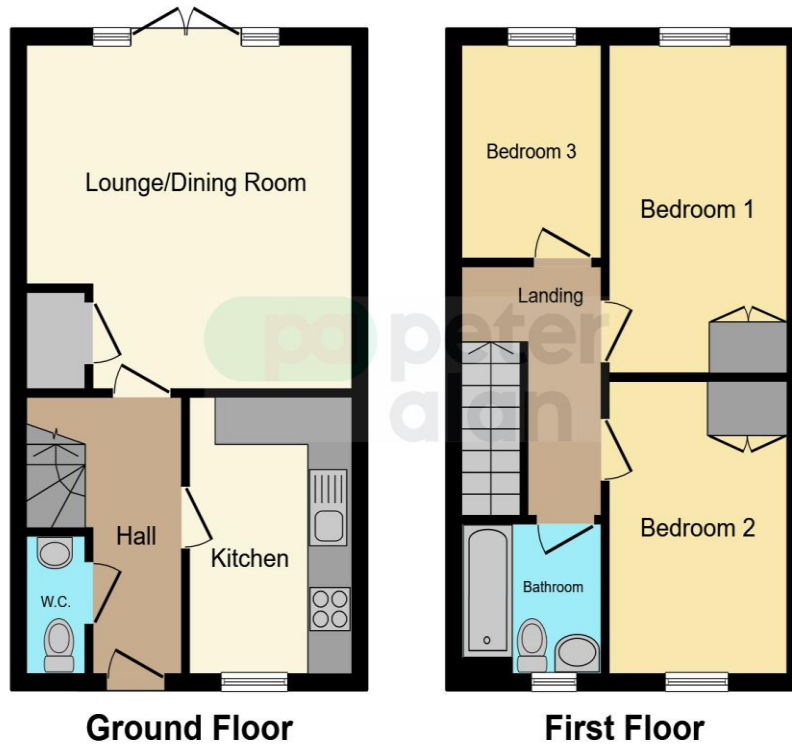
6' 2" x 8' 9" (1.88m x 2.67m)

UPVc double glazed window to the rear of the property, fitted carpet, radiator and built in wardrobes.

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Floorplan



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