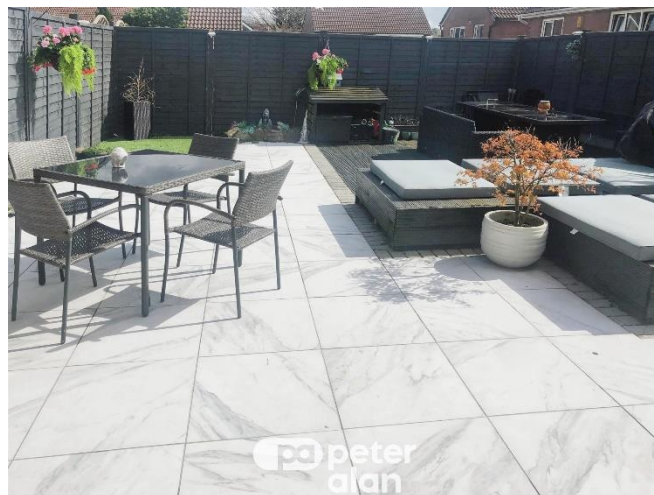




Heol Castell Coety, £250,000

- 3 bedroom detached family home
- No ongoing chain
- Well-presented throughout
- Council tax band C
- Viewing highly recommended.
- EPC Rating: D



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About the property

Offered for Sale with no ongoing chain in the sought after and convenient location of Heol Castell Coety, Litchard this delightful three-bedroom detached family home. Early viewing is highly recommended to appreciate all that this home has to offer. Contact us today to arrange your viewing!

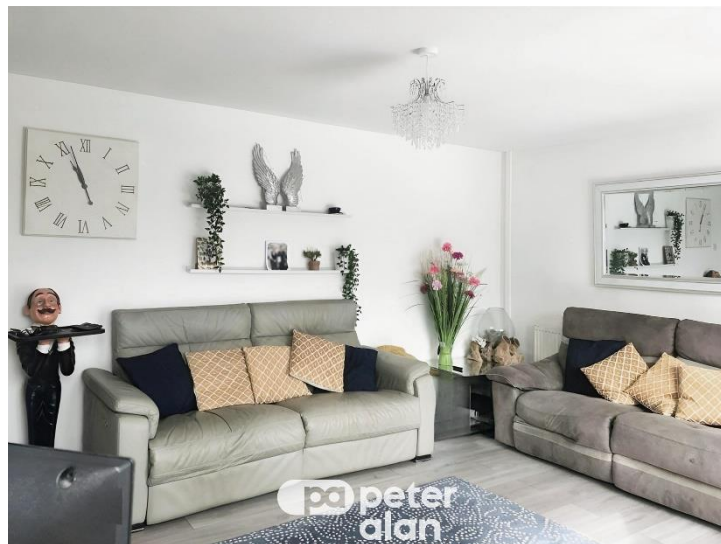
Accommodation

Entrance Hall

Kitchen

10' 4" x 7' 10" (3.15m x 2.39m)

The kitchen overlooks the front of the property through a PVCu double glazed window, providing plenty of natural light. It is finished with a skimmed ceiling, central light fitting, ceiling-mounted smoke detector, emulsioned walls, skirting, and a continuation of the laminate flooring. The kitchen features a range of low-level and wall-mounted shaker-style cream units, complemented by a roll-top work surface and ceramic tiled splashback. Additional features include: Inset one-and-a-half basin sink with mixer tap and drainer, Integrated electric oven with ceramic hob and overhead extractor hood. Plumbing for an automatic washing machine and space for a fridge/freezer and one additional appliance.



Dining Room - 15' 9" x 7' 10" (4.80m x 2.39m)

The dining room overlooks the front of the property through a PVCu double glazed window. It is finished with a skimmed ceiling featuring recessed LED spotlights, emulsioned walls, a radiator, skirting, and fitted carpet. This room is perfect for family meals or formal dining.

Lounge - 16' 5" x 12' 2" (5.00m x 3.71m)

The spacious lounge benefits from views of the rear garden through a PVCu double glazed window and sliding patio doors, which lead directly outside. It is finished with a skimmed ceiling, emulsioned walls, skirting, two radiators, and wood-effect laminate flooring, creating a warm and inviting space ideal for relaxation or entertaining.

First Floor

Landing

The landing provides access to the bedrooms and family bathroom, finished with neutral decor and offering a continuation of the home's tasteful interior style.

Bedroom One

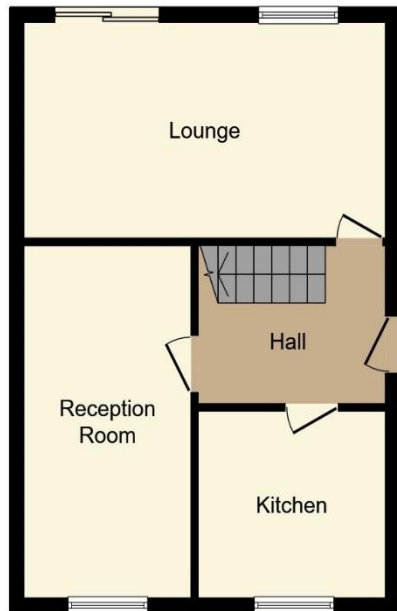
12' 6" max x 9' 10" max (3.81m max x 3.00m max)

This spacious master bedroom overlooks the rear garden through a PVCu double glazed window. It is finished with a skimmed ceiling, emulsioned walls, skirting, and fitted carpet. The room benefits from ample storage, including fitted wardrobes with two doubles, overhead storage, and a built-in dressing table with a mirror and shelving.

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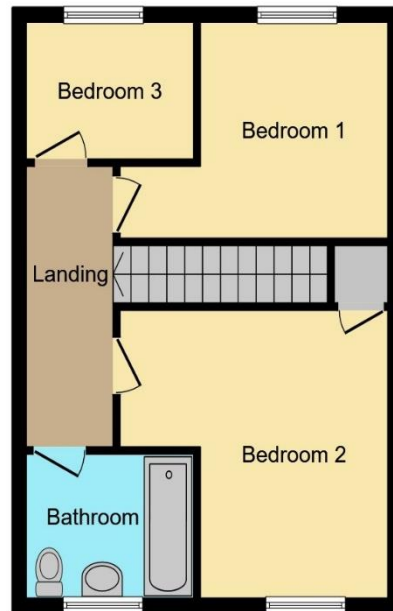
bridgend@peteralan.co.uk

Floorplan



Ground Floor

Floor area 43.2 m² (465 sq.ft.)



First Floor

Floor area 43.2 m² (465 sq.ft.)

TOTAL: 86.4 m² (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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