



37, Heol Healey
Bridgend, CF35 6GW

Watts
& Morgan



37, Heol Healey

Coity, Bridgend CF35 6GW

£290,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful 3 bedroom detached property, located in a popular location in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, spacious living room, downstairs WC and a modern kitchen/diner with patio doors overlooking the rear garden. To the first floor three great sized bedrooms with ensuite to master bedroom and a family bathroom with shower over bath. Externally the property offers a south facing enclosed rear garden and a driveway to the front, providing off road parking for two cars, as well as having a convenient EV charging point.

Directions

* Bridgend Town Centre - 2.7 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 2.3 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into a bright and spacious entrance hallway featuring wood-effect tiled flooring, a carpeted staircase rising to the first floor, and a large useful storage cupboard.

The beautifully presented living room features carpeted flooring and benefits from having two front-facing windows, which allows the room to feel bright and airy.

The ground floor WC features tiled flooring and is fitted with a two-piece suite comprising a wash hand basin and WC.

To the rear of the property is the lovely open plan kitchen/diner, which features wood-effect tiled flooring and side and rear-facing windows, as well as patio doors providing access to the rear garden from the dining area, which provides ample space for a dining table and chairs. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces, with integrated appliances to include fridge/freezer, dishwasher and washing machine.

To the first floor, the carpeted landing provides access to three great sized bedrooms and the family bathroom.

Bedroom one is a generously sized double room located to the rear of the property, which features carpeted flooring, a side and rear-facing window, as well as benefitting from a double built in wardrobe. The fully tiled en-suite bathroom features a three-piece suite comprising a wash hand basin, WC, and a large enclosed shower.

Bedroom two is a front-facing double bedroom with carpeted flooring and benefits from a front and side-facing window, as well as benefitting from a double built in wardrobe.

The fully tiled family bathroom is fitted with a three-piece suite comprising a wash hand basin, WC, and bath with shower overhead as well as featuring a side-facing window.

Bedroom three is another front-facing bedroom, featuring carpeted flooring and a front-facing window, ideal as a dressing room or study.

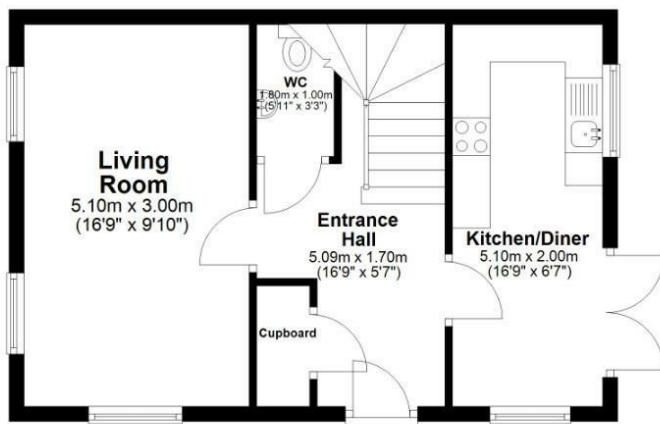
GARDENS AND GROUNDS

Approached off Heol Healey, number 37 enjoys a private driveway to the front providing convenient off-road parking for two cars, as well as benefitting from having an EV charging point. To the rear, the property boasts a fully enclosed and landscaped south facing garden featuring a combination of lawn and patio areas, all bordered by secure fencing.

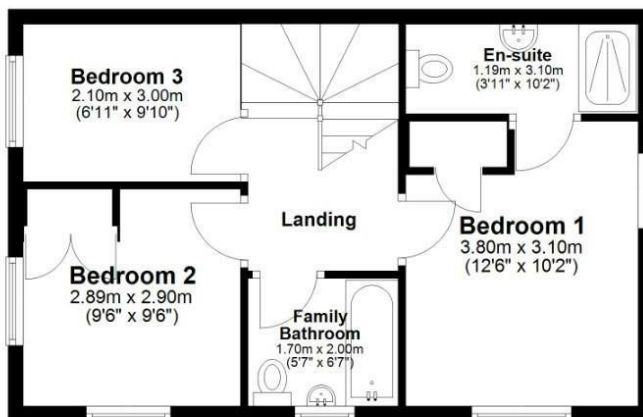
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'D'.

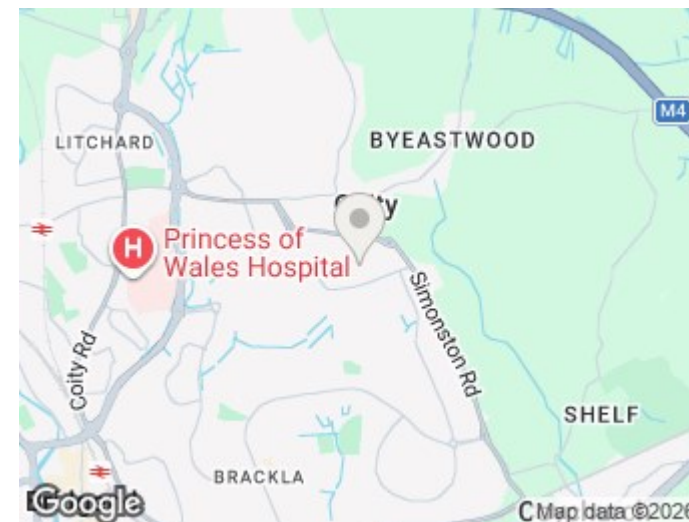
Ground Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



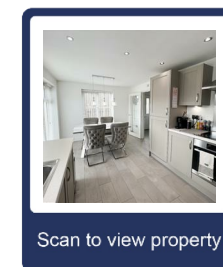
First Floor
Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 81.3 sq. metres (874.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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