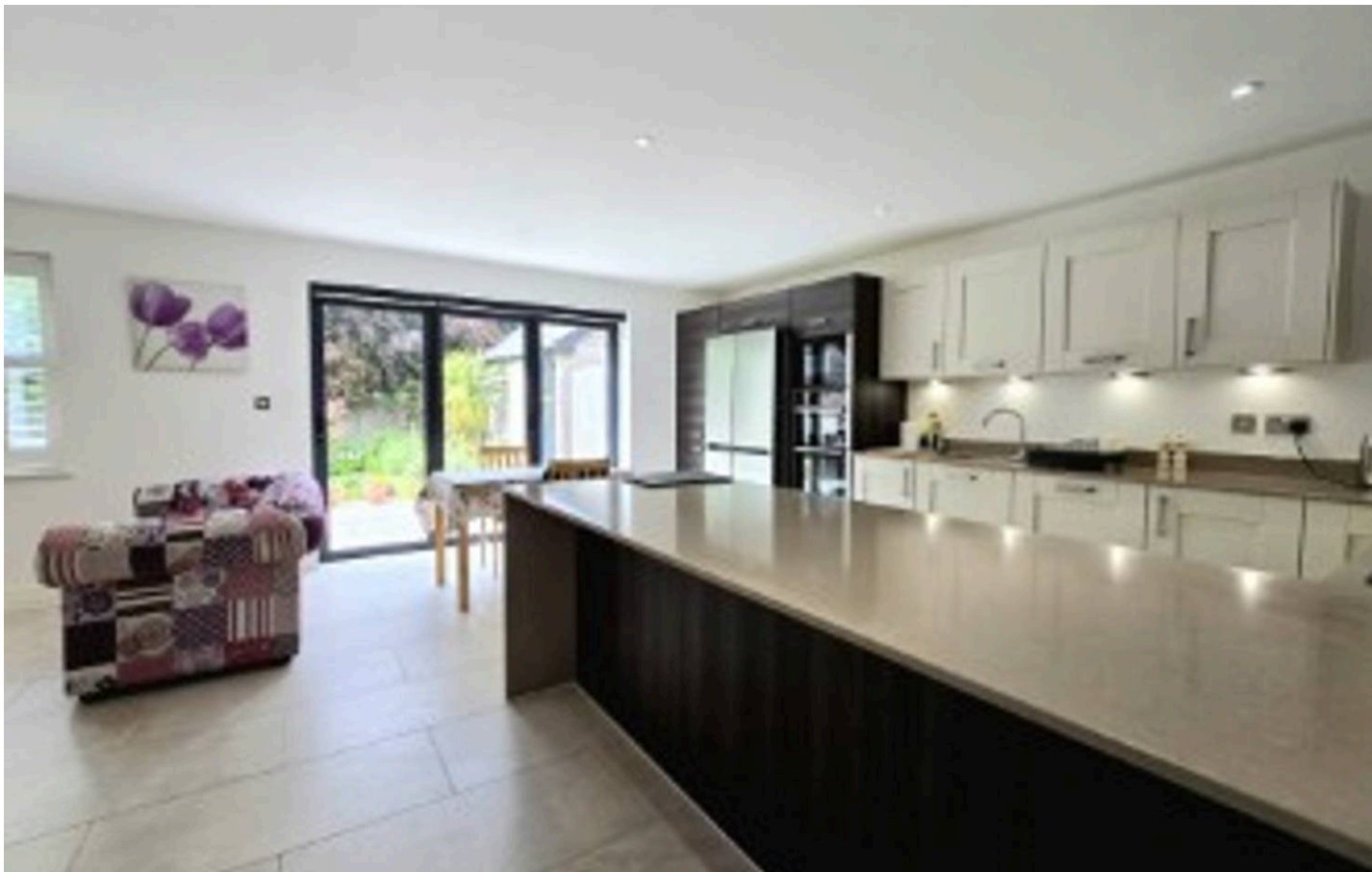




1 Maes Glyndwr, Coity

Bridgend

£730,000



1 Maes Glyndwr

Coity, Bridgend

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- An immaculately presented Executive detached family home
- Situated on the periphery of the sought after picturesque village of Coity
- Nestled within a small residential development of similar styled houses
- Featuring two generous reception rooms plus an impressive open plan kitchen/dining/living area to the rear
- Less than ten years old, with a two year warranty remaining through the LABC
- Fully fitted throughout with modern double glazed sash windows, dressed with ornate shutter blinds
- Four double bedrooms, each with built in wardrobe storage
- Master bedroom and bedroom two benefitting from private en-suite shower rooms
- Modern underfloor heating to both the ground and first floor
- Double width driveway to the side, ahead of a detached double garage with an electric up and over door and separate side pedestrian door
- A beautifully landscaped rear garden with convenient side access gate to the driveway





Hallway

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway. The hallway is fitted with ceramic tiled flooring, with solid oak staircase leading to the first floor accommodation and solid oak doorways leading to the lounge, dining room, cloakroom, storage cupboard and the open plan living/dining/kitchen area.

Lounge

19' 7" x 14' 1" (5.98m x 4.28m)

The lounge is accessed via a set of double solid oak wooden doors off the hallway. The room features engineered wood flooring, a large bay window to the front and a focal feature stove effect gas fireplace to one wall.

Kitchen/Dining/Living Area

17' 4" x 21' 8" (5.29m x 6.60m)

The impressive L-shaped open plan kitchen/dining/living area extends along the rear of the property, enjoying a set of bi-fold doors allowing the dining space to expand into the rear garden. The bi-fold doors benefit from three individually controlled electric fitted blinds, providing shade to the room as and when required. The room has a continuation of the same ceramic tiled flooring as the hallway, benefits from a second rear window and is fitted with a matching range of contemporary base, larder and wall mounted units, with a complimenting Silestone worktop over. The kitchen provides ample work top space, with integrated eye level double oven, integrated microwave, integrated dishwasher and a five burner gas hob with a modern extractor hood over.

Utility Room

9' 5" x 5' 1" (2.87m x 1.56m)

The utility room is conveniently situated off the kitchen/dining/living area and has a continuation of the same tiled flooring. There is a matching range of fitted base units, an integrated under counter fridge, space to accommodate two appliances, a wall mounted cupboard housing the gas boiler, sink unit and a pedestrian door to the garden.





Dining Room

11' 4" x 7' 10" (3.45m x 2.40m)

The second bright reception room to the front of the property is currently used as a formal dining room and benefits from a window to the front and engineered wood flooring.

Landing

The staircase and landing benefits from fitted carpet flooring, with a window to the side allowing for natural light to flow through. The landing has a large attic opening and gives access to all four bedrooms, the shared bathroom and a useful airing storage cupboard.

Bedroom One

15' 10" x 11' 11" (4.83m x 3.64m)

The main Master bedroom is positioned to the front of the property. The impressive sized room benefits from laminate wood flooring, two sets of built in double wardrobes, a built in single storage cupboard and has a doorway leading to the private en-suite shower room.

En-suite

7' 5" x 7' 8" (2.26m x 2.33m)

The contemporary fitted en-suite shower room has been fitted with a white three piece suite comprising; walk through free standing rainfall shower with a glazed floor to ceiling shower screen, a vanity wash hand basin with cupboard storage below and a low level WC with hidden cistern. The room is fully tiled and benefits from an obscure glazed window to the side and a wall mounted heated towel rail.

Bedroom Two

11' 9" x 12' 0" (3.57m x 3.66m)

The second largest double bedroom is located to the rear of the property. The room benefits from a built in double wardrobe, laminate wood flooring, a window to the rear and has access to a private en-suite shower room.





En-suite

5' 5" x 5' 10" (1.64m x 1.79m)

The en-suite off bedroom two has been fitted with a contemporary white three piece suite comprising; walk in shower cubicle with a rainfall shower, low level WC with hidden cistern and a vanity wash hand basin. The room is fully tiled and has a wall mounted heated towel rail.

Bedroom Three

11' 4" x 10' 10" (3.46m x 3.30m)

Bedroom three is a comfortable sized double bedroom featuring a built in double wardrobe, laminate wood flooring and a window to the front.

Bedroom Four

12' 8" x 7' 1" (3.85m x 2.17m)

Bedroom four has a window to the rear, laminate wood flooring and benefits from a useful built in storage cupboard.

Bathroom

7' 7" x 7' 7" (2.31m x 2.32m)

The spacious shared bathroom has been fitted with a contemporary white four piece suite comprising; panel bath, vanity wash hand basin with cupboard storage below, low level WC with hidden cistern and a walk in double shower cubicle with rainfall shower. The room benefits from full height tiling to all walls and floor and has an obscure glazed window to the rear.



FRONT GARDEN

The frontage of the property is mainly laid to mature plants and shrubs, with a paved stone pathway leading to both the front door and side area to the driveway.

REAR GARDEN

The beautifully landscaped rear garden is fully enclosed, with a useful tall wooden gate to one side giving access to the driveway area. The garden benefits from a level paved patio area, leading directly from the bi-fold kitchen doors and a large, gently sloping lawned area bordered at the rear with mature plants and shrubs. The garage to the side of the property can be conveniently accessed from the garden via a pedestrian door near the side gate.

DRIVEWAY

2 Parking Spaces

To the right hand side of the property there is a double width driveway providing off road parking for two large vehicles. The driveway is accessed initially by a shared driveway, shared by the neighbouring property to the right hand side.

DOUBLE GARAGE

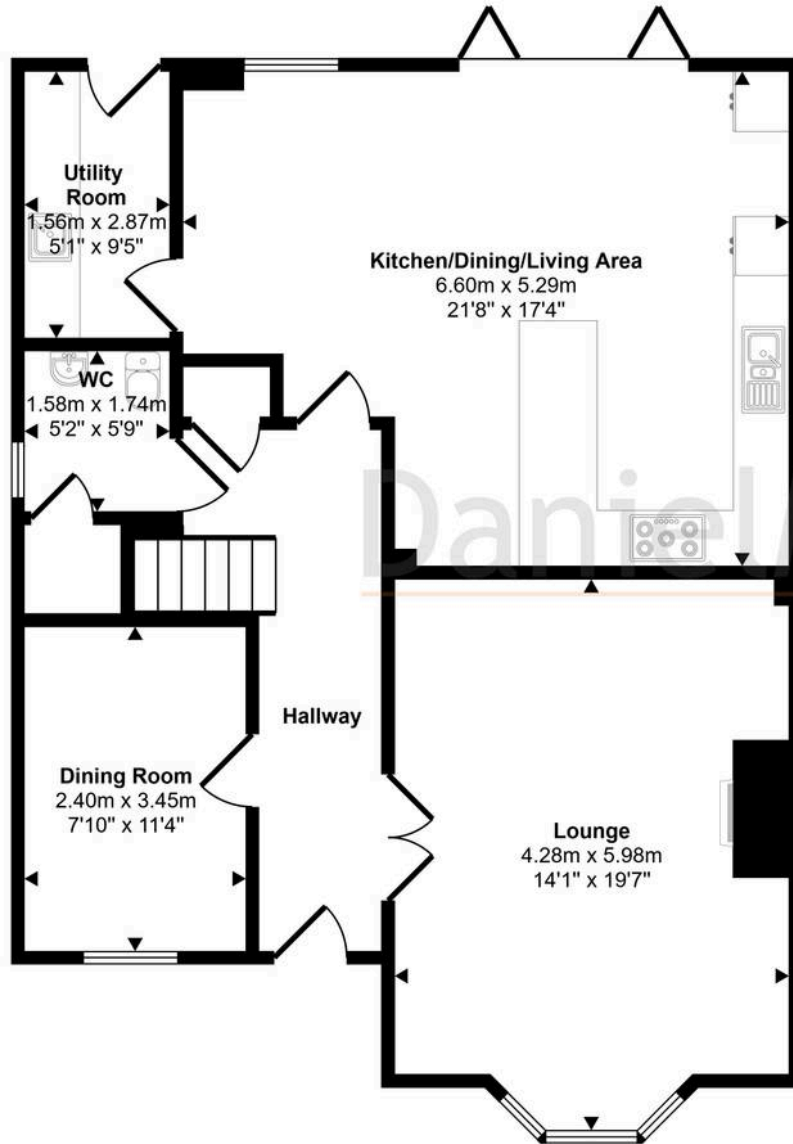
2 Parking Spaces

The property benefits from a detached double garage, with an electric up and over door and additional power supply.

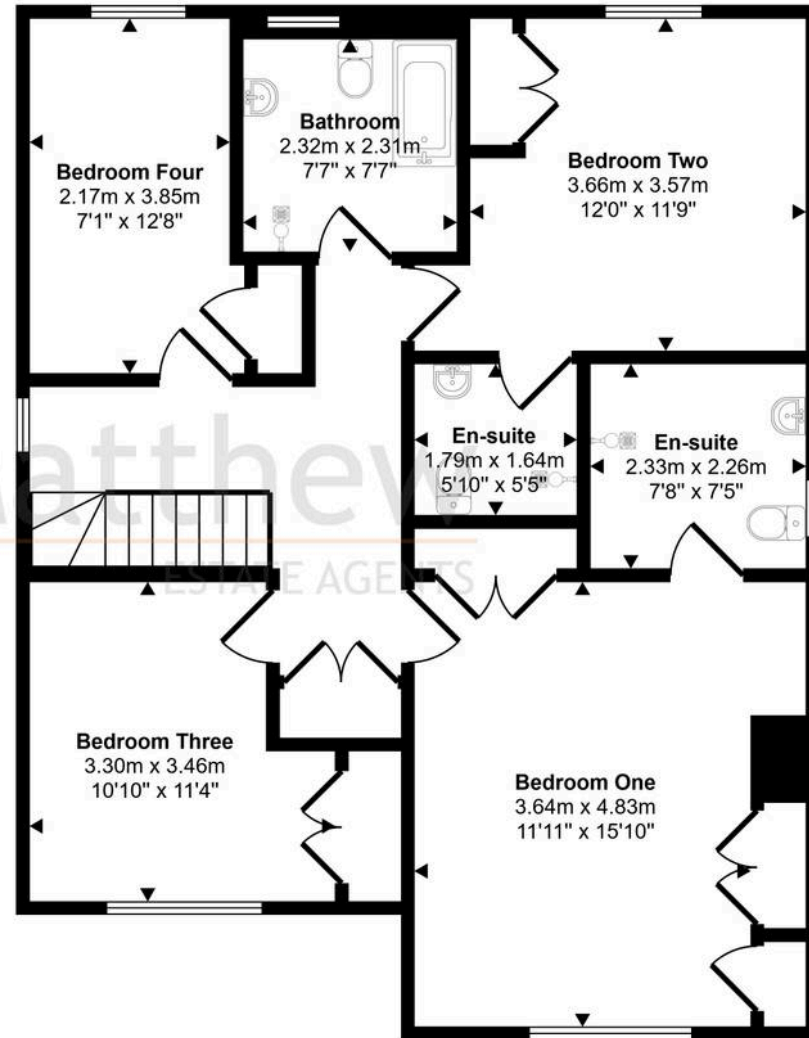




Approx Gross Internal Area
172 sq m / 1848 sq ft



Ground Floor
Approx 85 sq m / 918 sq ft



First Floor
Approx 86 sq m / 930 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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