

## 7 Heol Millward, Coity

£318,500 Freehold

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- FOUR BEDROOM DETACHED ON THE TAYLOR WIMPEY SITE
- 6 YEARS REMAINING ON THE NHBC
- LOUNGE
- KITCHEN/DINING ROM WITH UTILITY AREA
- FOUR BEDROOM WITH MASTER HOSTING A ENSUITE
- DRIVE, ENCLOSED GARDEN AND SINGLE GARAGE
- MUST TO VIEW
- SPACIOUS HALL AND LANDING
- WALKING DISTANCE OF COITY VILLAGE AND M4 ACCESS



Daniel Matthew Estate Agents are pleased to offer for sale this four bedroom detached Taylor Wimpy new build.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Entrance Hallway

UPVC door and window to front aspect, Spacious entrance with a storage cupboard, spacious WC, plain walls and ceiling, laminate flooring, radiator, access to the staircase and access to the ground floor rooms.

## Lounge

11' 9" x 15' 10" (3.58m x 4.83m)

UPVC window to front aspect, plain walls and ceiling, laminate flooring and radiator.

## WC

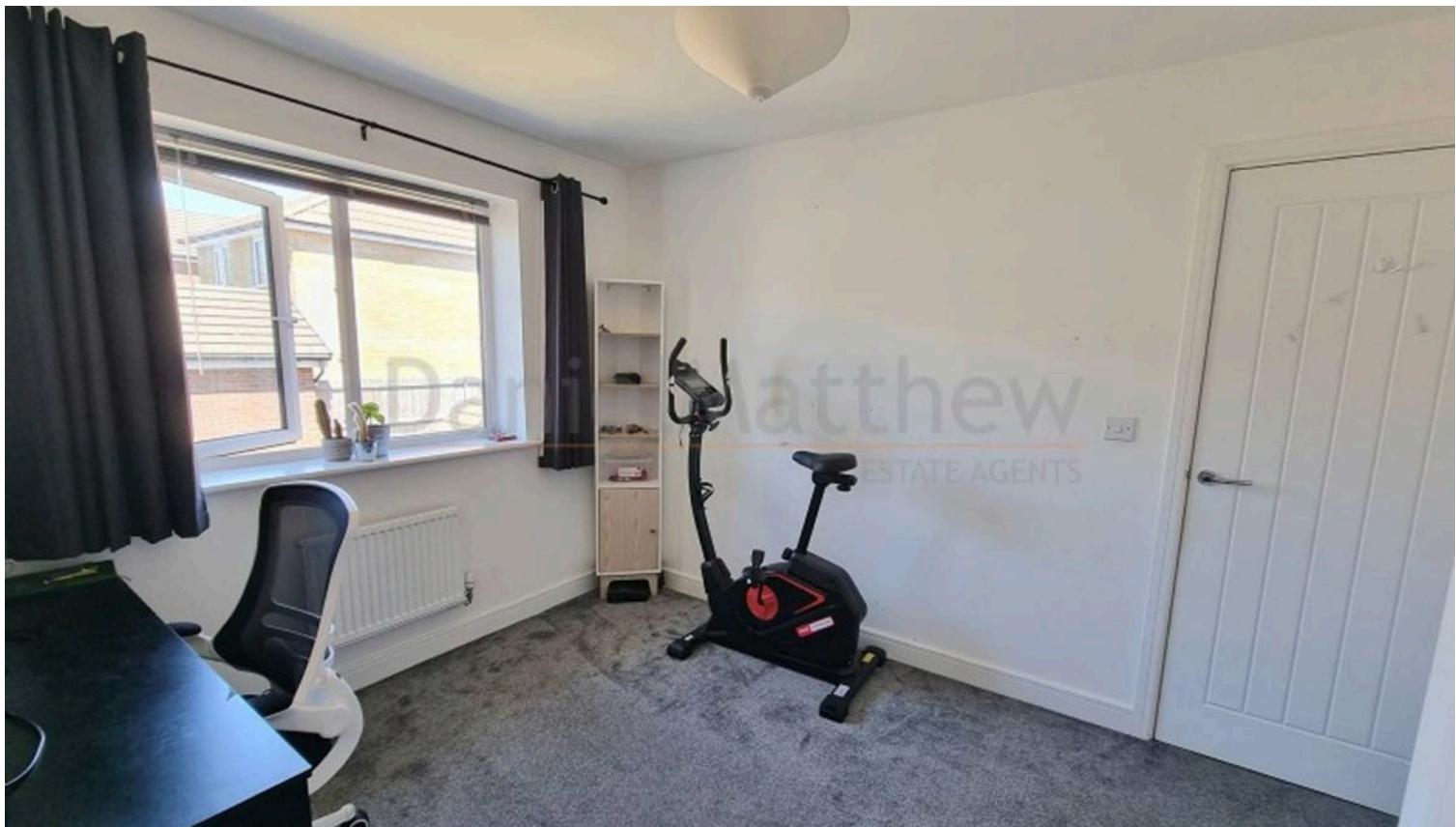
5' 11" x 3' 11" (1.80m x 1.20m)

Spacious cloakroom with plain walls, plain ceiling, laminate flooring, low level WC, radiator, pedestal wash hand basin with tile splash back.

## Kitchen / Dining

18' 7" x 10' 9" (5.67m x 3.27m)

UPVC double glazed window and French doors to rear aspect, plain ceiling, plain walls, range of modern wall and base units with complementary worktops, stainless steel sink with mixer tap, gas hob and oven with extractor hood, space for fridge freezer, space for dishwasher, radiator, door to utility room and door leading to the outside area.





### Utility Area

5' 8" x 4' 3" (1.73m x 1.29m)

Base units with complimentary worktops, space for a washing machine, plain walls and ceiling, laminate flooring.

### Landing

Spacious landing with plain walls, plain ceiling, radiator, attic hatch, radiator and access to all first floor rooms.

### Bedroom One

10' 4" x 13' 5" (3.16m x 4.08m)

UPVC window to front aspect, plain walls and ceiling, double wardrobe and single storage cupboard, carpet flooring and radiator.

### En Suite

Three piece suite in white comprising low level WC, wash hand basin with mixer tap, shower cubicle with thermostatic shower and tiles walls, plain walls, plain ceiling, towel radiator, laminate flooring.

### Bedroom Two

9' 1" x 11' 5" (2.77m x 3.47m)

UPVC window to rear aspect, plain walls and ceiling, double fitted wardrobes, carpet flooring and radiator.

### Bedroom Three

9' 2" x 8' 0" (2.79m x 2.43m)

UPVC window to front aspect, plain walls and ceiling, carpet flooring and radiator.



## **Bedroom Four**

7' 10" x 7' 3" (2.38m x 2.20m)

UPVC window to rear aspect, plain walls and ceiling, carpet flooring and radiator.

## **Bathroom**

5' 7" x 6' 6" (1.69m x 1.97m)

Modern three piece site comprising panel bath with electric shower and side glass screen and tile walls splashback, pedestal wash hand basin and low level WC with tile splash back, radiator, plain walls, plain ceiling and tile flooring.

## **Garage**

Single garage with power, light and up and over door with drive to the front.





## Energy Efficiency Rating

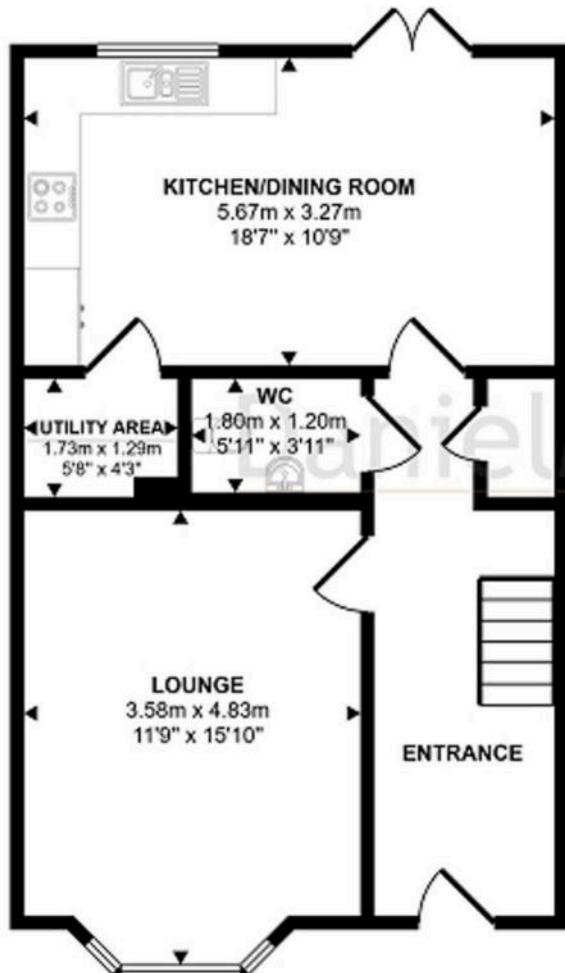
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	95
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	96
(81-91)	<b>B</b>	86
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

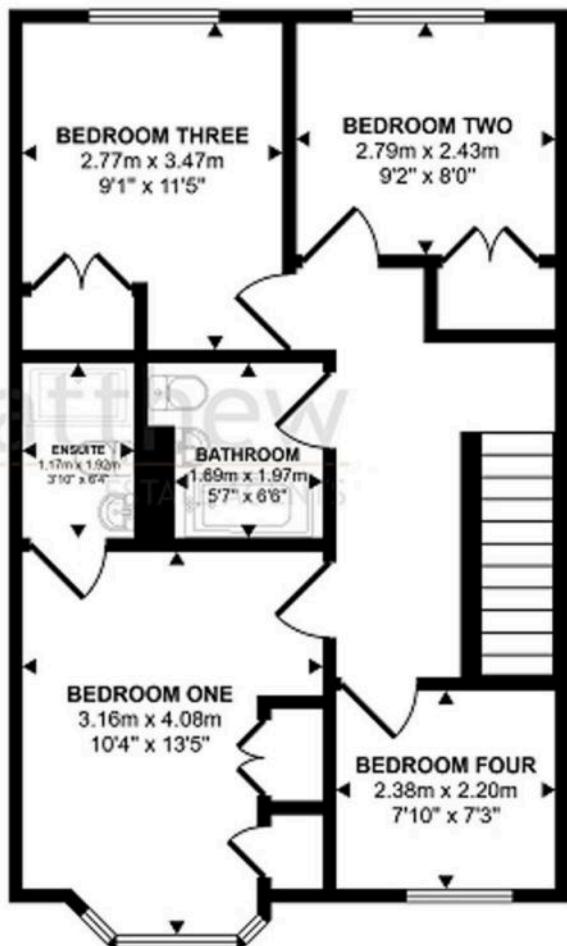


Approx Gross Internal Area  
107 sq m / 1147 sq ft



### Ground Floor

Approx 53 sq m / 569 sq ft



### First Floor

Approx 54 sq m / 578 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.