



65 Heol Stradling, Coity - CF35 6AN
Bridgend

£245,000

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Step inside this beautifully presented three bedroom end terraced house, perfect for families or anyone looking to move straight in without lifting a finger. The spacious lounge is ideal for relaxing evenings, while the modern kitchen diner (complete with plenty of counter space and room for a family table) is great for entertaining or enjoying every-day meals. There's a handy downstairs WC for guests and convenience, plus a stylish family bathroom upstairs, and the main bedroom boasts its own en suite for that extra bit of luxury. Each bedroom is generously proportioned and filled with natural light, making them comfortable spaces for adults, kids, or even a home office. The property has been lovingly maintained and decorated in neutral tones, so you can add your own personal touch with ease. You'll also benefit from dedicated parking (no more hunting for a space after a long day). With its smart layout and thoughtful touches throughout, this home offers both comfort and practicality, making it a fantastic choice for those seeking a move-in ready property in a friendly neighbourhood. Don't miss your chance to view this inviting home and see all it has to offer.

- Three bedroom end terraced house
- Beautifully presented throughout
- Kitchen / diner
- Downstairs WC, family bathroom and en suite
- Enclosed rear garden
- Two dedicated parking spaces





Entrance

Via composite door leading into the porch.

Entrance porch

Skimmed ceiling and walls, centre light, radiator, feature panelled wall with shelf and oak effect laminate flooring. Consumer unit and door leading into the lounge.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Measurements are to the widest point. Skimmed and coved ceiling, skimmed walls, radiator and a continuation of the oak effect laminate flooring. Under stairs storage cupboard and door leading to the inner hallway.

Inner hallway

Skimmed ceiling and walls, centre light, continuation of the oak effect wood flooring and stairs leading to the first floor with handrail. Doors leading off.

Downstairs WC

4' 0" x 3' 4" (1.21m x 1.02m)

Skimmed ceiling and walls, centre light, extractor fan, tiling to the splash backs and modern tiled flooring. Two piece suite comprising low level WC with newly fitted vanity unit with wash hand basin and storage.

Kitchen / diner

11' 4" x 8' 5" (3.46m x 2.56m)

Skimmed ceiling and walls, oak effect flooring, radiator, PVCu window overlooking the rear and French doors leading out to the rear garden. A range of modern white wall and base units with wood effect work surfaces and cupboard housing the combination boiler. Matching upstands with tiled splash back, stainless steel one and half bowl sink with chrome mixer tap. Space for washing machine and fridge/freezer. Space for table and chairs.



Landing

Via stairs with fitted carpet and handrail. Skimmed ceiling with centre light, radiator and newly fitted carpet. Doors leading to two bedrooms and family bathroom. Stairs leading to the second floor.

Bedroom 2

11' 5" x 10' 0" (3.48m x 3.05m)

Overlooking the front of the property via two PVCu double glazed windows and finished with skimmed ceiling and walls, oak wood effect flooring and radiator.

Family bathroom

7' 7" x 5' 2" (2.30m x 1.58m)

Recently refurbished to a high standard. Skimmed ceiling with centre light, skimmed walls, radiator, tiled flooring and wall mounted storage cupboard. PVCu obscured window overlooking the side and extractor fan. Three piece suite comprising low level WC, wash hand basin with tiled splash back and bath with tiled splash back and over bath modern shower with waterfall tap and glass shower screen.

Bedroom 3

11' 7" x 8' 8" (3.52m x 2.63m)

Currently used as a dressing room. Overlooking the rear of the property via PVCu double glazed window and finished with skimmed ceiling and walls, radiator and oak effect wooden flooring.

Second floor landing

Skimmed ceiling and walls with centre light, newly fitted carpet and built in storage cupboard with hanging rails.

Master bedroom

16' 4" x 8' 1" (4.99m x 2.47m)

Skimmed ceiling with centre light and loft access, feature panelled walls, radiator, large PVCu window overlooking the front and oak effect wood flooring. Door leading into the en suite.

En suite

10' 11" x 4' 9" (3.33m x 1.45m)

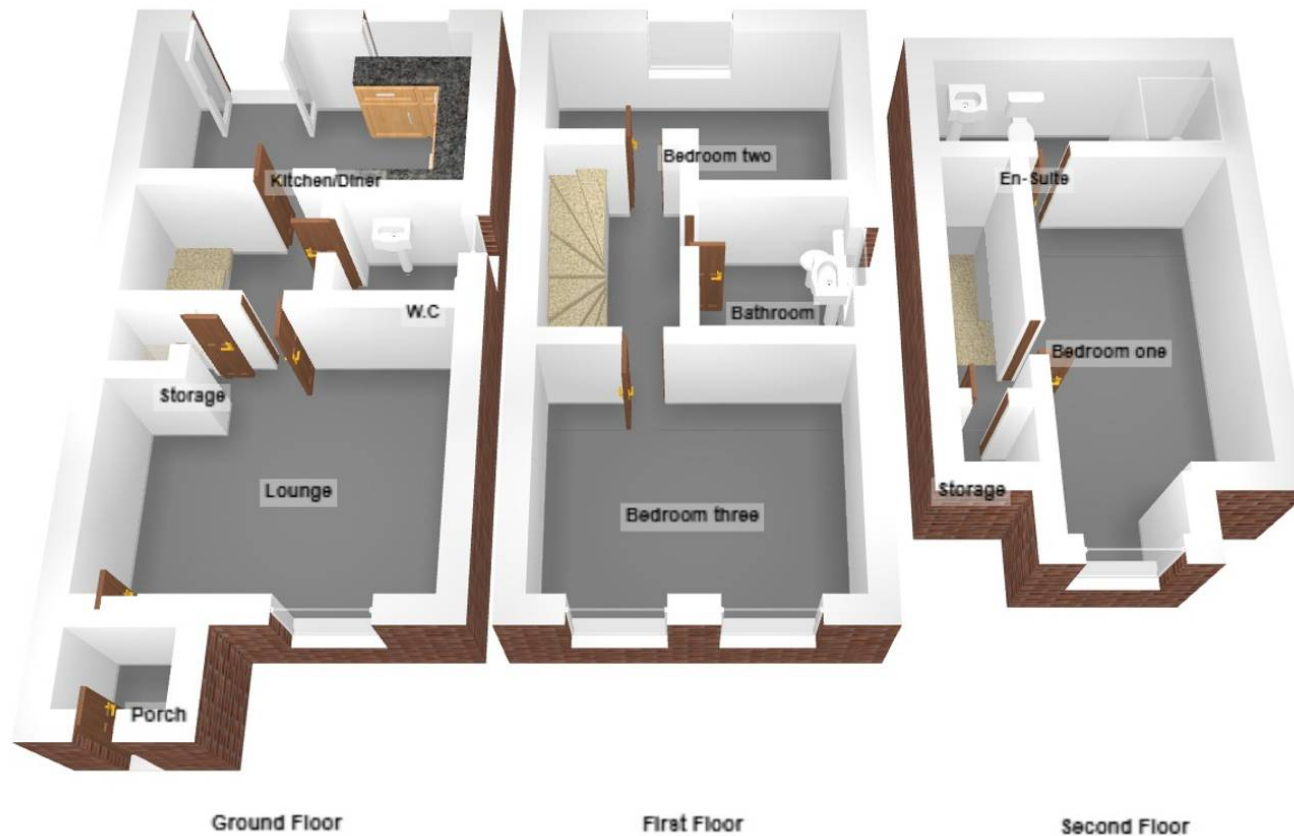
Skimmed ceiling and walls, velux window, oak effect wood flooring, radiator, built in storage cupboard and eaves storage. Newly fitted suite comprising pedestal wash hand basin, low level WC and single fully tiled shower with glass shower screen and wall mounted stainless steel shower.

Outside

Low maintenance open frontage with steps leading to the front door and shale area with mature tree. The rear garden is bound by feather board edging with large patio area ideal for entertaining, Astroturf area and further patio to the rear with planters. Rear gate leading to two car parking spaces. Outside water tap.







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