



## 20 Heol Castell Coety, Bridgend

£269,950 Freehold

A beautifully presented three bedroom detached family home • Situated on a popular residential development within Litchard, Bridgend • Offering two reception rooms and a modern fitted kitchen to the ground floor • Three well proportioned bedrooms and family bathroom to the first floor • Quality LVT wood flooring throughout the majority of the ground floor and still under warranty • Beautiful enclosed landscaped rear garden with external store shed, self built BBQ and external pizza oven to remain • Driveway off road parking for two vehicles to the front • Within walking distance to local playing fields, play parks, shops and reputable primary schools. • Less than a five minute drive to Junction 36 of the M4

**DanielMatthew**  
ESTATE AGENTS



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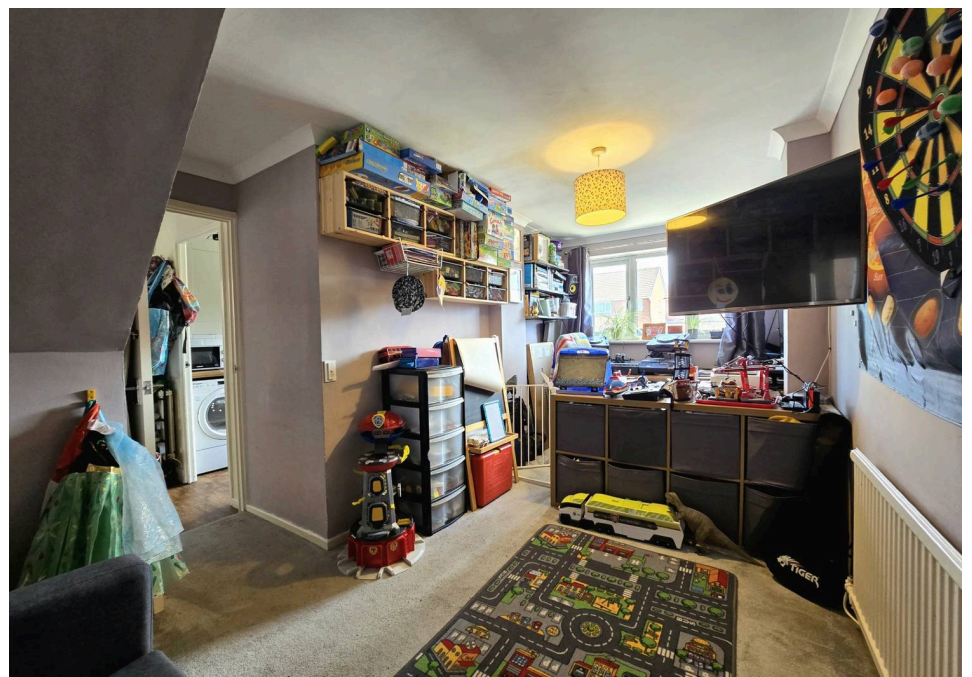
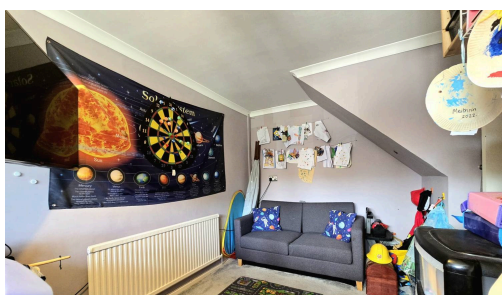


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating:  
TBC





### Hallway

The property is entered via a modern composite and glazed panel door to the side of the property into light and inviting entrance hallway. The hallway benefits from LVT wood flooring and gives access to the lounge, kitchen and second reception room.

### Lounge/Diner

11' 11" x 16' 4" (3.64m x 4.99m)

The lounge/diner is located to the rear of the property and enjoys views of the beautifully maintained rear garden. There is a continuation of the LVT flooring as the hallway, a focal feature gas fireplace with a stone surround to one wall (currently decommissioned), a newly fitted double radiator and a full UPVC double glazed pedestrian door to the rear giving access to the garden.



### Kitchen

10' 4" x 8' 5" (3.15m x 2.57m)

The kitchen is located to the front of the property and has been fitted with a matching range of contemporary base and wall mounted units, with a complimenting wood effect laminated worksurface over. It benefits from an integrated dishwasher (replaced approximately six months ago), an integrated electric oven with a four burner gas hob and a stainless steel sink unit positioned below a large UPVC double glazed window to the front. There is a continuation of the LVT flooring as the hallway and the room offers space for a large American fridge/freezer and two white goods.



### **Sitting Room**

16' 4" x 10' 8" (4.98m x 3.26m)

The second spacious reception room (formerly an integral garage) is currently used as a child's playroom and home office. This additional reception room provides a versatile space to utilise and benefits from fitted carpet flooring and a large UPVC double glazed window to the front.

### **Landing**

The landing area at the head of the stairs benefits from a continuation of the same fitted carpet flooring as the staircase and gives access to all three bedrooms and the shared family bathroom.

### **Bedroom One**

12' 9" x 12' 4" (3.88m x 3.77m)

The large double sized bedroom is located to the rear of the property. The room features fitted carpet flooring and a large UPVC double glazed window to the rear, enjoying views over the garden.

### **Bedroom Two**

8' 8" x 12' 9" (2.63m x 3.89m)

The second double bedroom is located to the front of the property. The room benefits from fitted carpet flooring, a large UPVC double glazed window to the front and a doorway giving access to a useful over stair storage cupboard.

### **Bedroom Three**

9' 6" x 6' 5" (2.90m x 1.95m)

Bedroom three is a well proportioned single bedroom located to the rear of the property. The room benefits from fitted carpet flooring and a UPVC double glazed window to the rear, enjoying the same views as bedroom one.

### **Bathroom**

5' 5" x 6' 11" (1.65m x 2.10m)

The family bathroom has been fitted with a matching white three piece suite comprising; panel bath with an over head main powered rainfall shower fitted, low level WC with concealed cistern and a vanity wash hand basin with cupboard storage below. The room benefits from an obscure UPVC double glazed window to the front, full height perspex wall panelling, a wall mounted towel rail and cushioned vinyl flooring.



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## Front Garden

The front aspect of the property occupies a driveway, half laid to a concrete hard standing and the remaining laid to ornate sandstone chippings.

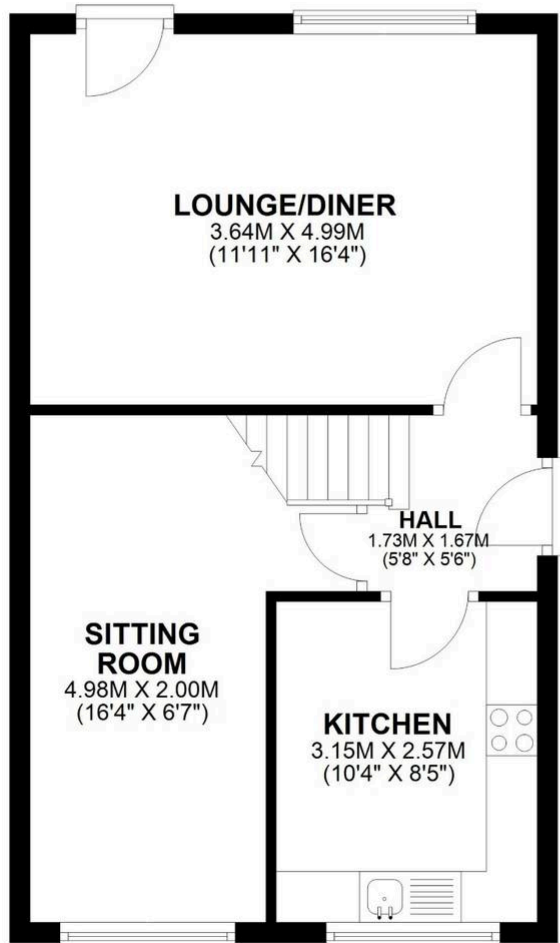
## Garden

The generous landscaped rear garden enjoys a large paved patio area, with the remaining garden laid mainly to lawn. A paved pathway to one side continues to the rear of the garden where a small fish pond provides a water feature to enjoy in front of a second entertainment/dining area. The garden further benefits for an outside water tap, direct access to the front of the property, a large metal shed to one side providing storage, an array of mixed plant and shrub borders, a self built pizza oven and BBQ, both to remain.

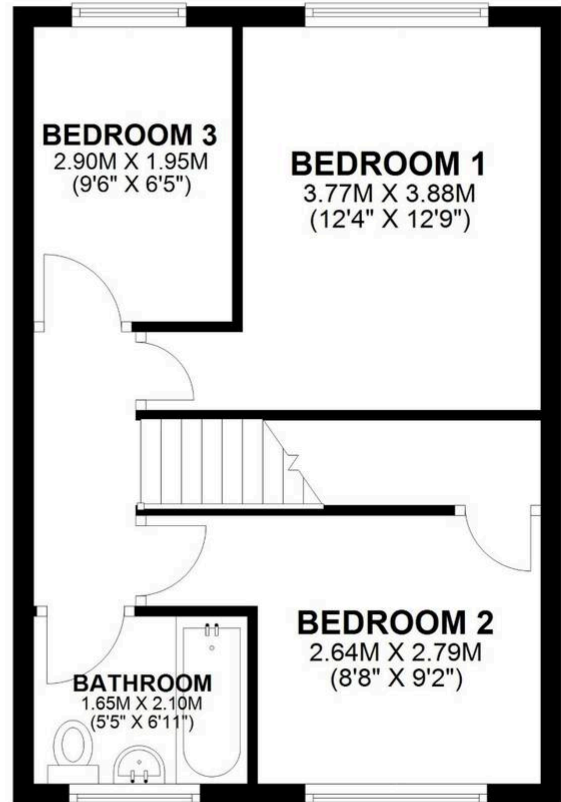




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