



## 104 Heol West Plas, Coity

£500,000 Freehold

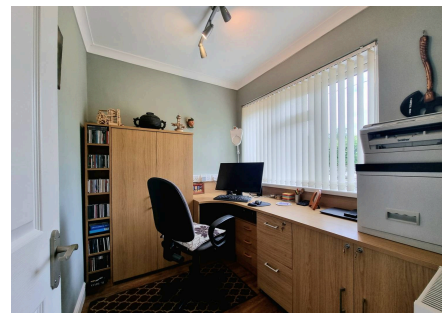
A beautifully presented detached family home, maintained to the highest of standards • Located within the traditional Coity village • Offering four bedrooms and three reception rooms, plus an open plan kitchen/breakfast room • Benefitting from a recently replaced pitched roof, laid to Marley Modern Roof Tiles (Smooth Brown) • Master bedroom with private dressing room and en-suite shower room • An immaculately landscaped Southerly facing rear garden with modern UPVC double glazed potting shed, store shed and outside toilet • Ample off road parking with open driveway, an enclosed double car port with garage door access and a further single garage • Positioned with enviable views to the front of Coity Castle, a historical landmark • Conveniently located less than a ten minute drive to access the M4 • A rare opportunity to purchase a large detached home in an authentic village setting

**DanielMatthew**  
ESTATE AGENTS





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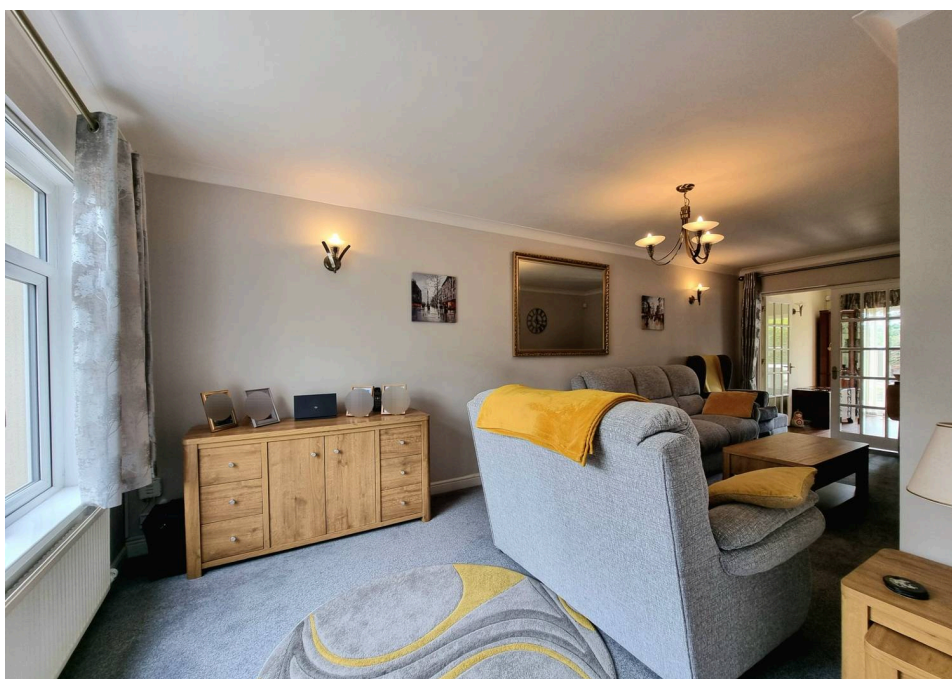
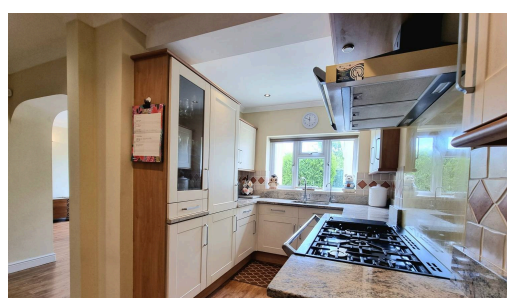
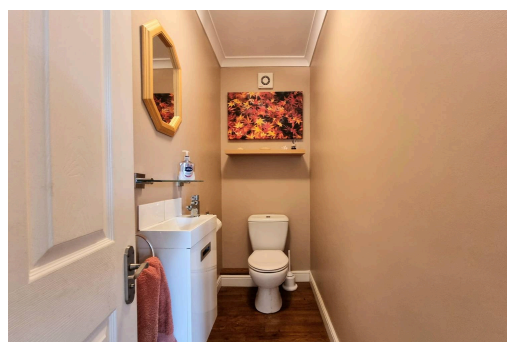


Council Tax band: F

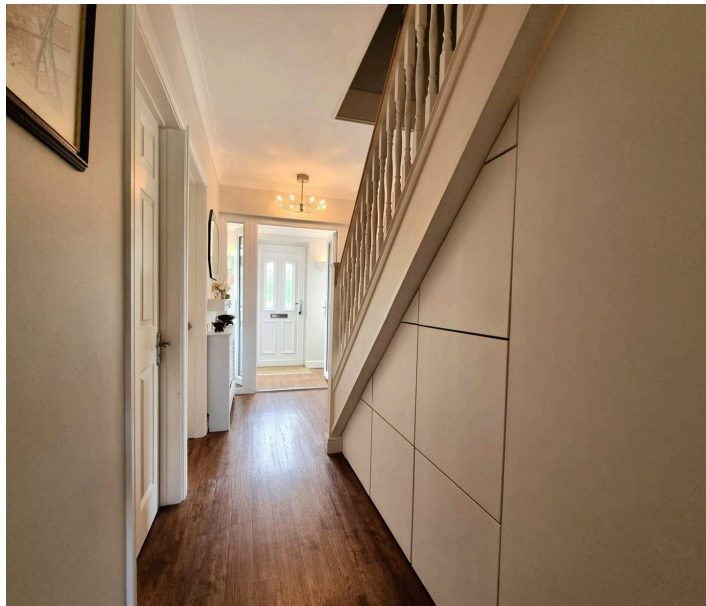
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:  
TBC







### Hallway

13' 9" x 5' 9" (4.19m x 1.76m)

The property is entered via a modern UPVC and glazed panel door into a welcoming a practical porch area, with obscure UPVC double glazed windows to either side, Karndean wood flooring and newly installed UPVC double glazed internal double doors, fitted with insulated glass giving access to the hallway. The hallway has a continuation of the Karndean wood flooring from the porch area, with a fixed staircase rising to the first floor accommodation and offers bespoke, inbuilt understairs storage.

### Lounge

22' 11" x 10' 6" (6.98m x 3.19m)

The bright and spacious lounge features a large UPVC double glazed window to the front, providing ample light and enviable views over Coity's historical landmark. The room offers newly fitted carpet flooring and provides a focal chimney breast recess space, with floating wooden beam mantle, ideal for positioning a stove effect fire. To the rear of the room, wooden and glazed panel double doors provide access into the dining area.



### Dining Area

9' 5" x 16' 7" (2.87m x 5.05m)

The dining area offers a versatile reception space to enjoy, with a continuation of the same Karndean wood flooring as the hallway. The space is flooded with natural light from UPVC double glazed patio doors to the rear, providing light, access and views onto the garden, with a second large UPVC double glazed window to the side. The room is conveniently situated to the kitchen, offering a practical entertaining space.





**Kitchen/Breakfast Room**

20' 9" x 14' 3" (6.33m x 4.35m)

The kitchen/breakfast room leads conveniently from the dining area and hallway. There is a continuation of the wooden Karndean flooring throughout, a UPVC double glazed window to the rear and a side UPVC and glazed panel door to the side, giving access to the carport. The kitchen has been fitted with a matching range of cream Shaker style base, larder and wall mounted units, with a complimenting granite worksurface over. The main feature of this spacious kitchen is the 'Stoves' range cooker with fitted splashback and cooker hood over. The kitchen further benefits from an integrated dishwasher, integrated fridge/freezer, offers space washing machine, tumble dryer and space for an American fridge/freezer.

**Study**

6' 2" x 7' 9" (1.89m x 2.37m)

The study is located at the front of the property, enjoying the same views as the lounge. It has an extensive range of fitted furniture comprising; a light oak veneer desk with base cupboard units below, plus a further shelved storage unit.

**WC**

The cloakroom/WC has a continuation of the Karndean wood flooring and offers a white two piece suite comprising; low level WC and vanity wash hand basin with cupboard storage below.

**Landing**

The staircase and landing benefit from fitted carpet flooring. Each bedroom is accessed off the landing, along with one of the two loft inspection points. The loft inspection point off the landing is partially boarded and is accessed via a pull down ladder.



**Bedroom Suite**

13' 7" x 10' 7" (4.13m x 3.23m)

The Master bedroom suite comprises of a large double bedroom featuring built in double wardrobes, a large UPVC double glazed window to the front enjoying elevated views of Coity's historical landmark and fitted carpet flooring. The suite benefits from a private walking in dressing area, fitted with solid oak sliding door wardrobes, one of which houses a Worcester Bosch gas fired central heating boiler and pressurised hot water system. Access to the private en-suite shower is within the Master bedroom suite.

**En-suite**

5' 10" x 6' 0" (1.78m x 1.84m)

The en-suite shower room has been fitted with a white three piece suite comprising; corner shower cubicle with body jets and rail fall shower head, low level WC and a vanity wash hand basin with cupboard storage below. The room has full tiling to walls, cushioned vinyl flooring and an obscure UPVC double window to the rear.

**Bedroom Two**

13' 6" x 10' 10" (4.11m x 3.29m)

Bedroom Two is a spacious double bedroom benefitting from a UPVC double glazed window to the front, enjoying the same views as bedroom one, fitted carpet flooring and a built in double wardrobe.

**Bedroom Three**

13' 6" x 9' 0" (4.11m x 2.74m)

Bedroom three is another generous double bedroom benefitting from a UPVC double glazed window, enjoying the same views as bedrooms one and two and fitted carpet flooring.

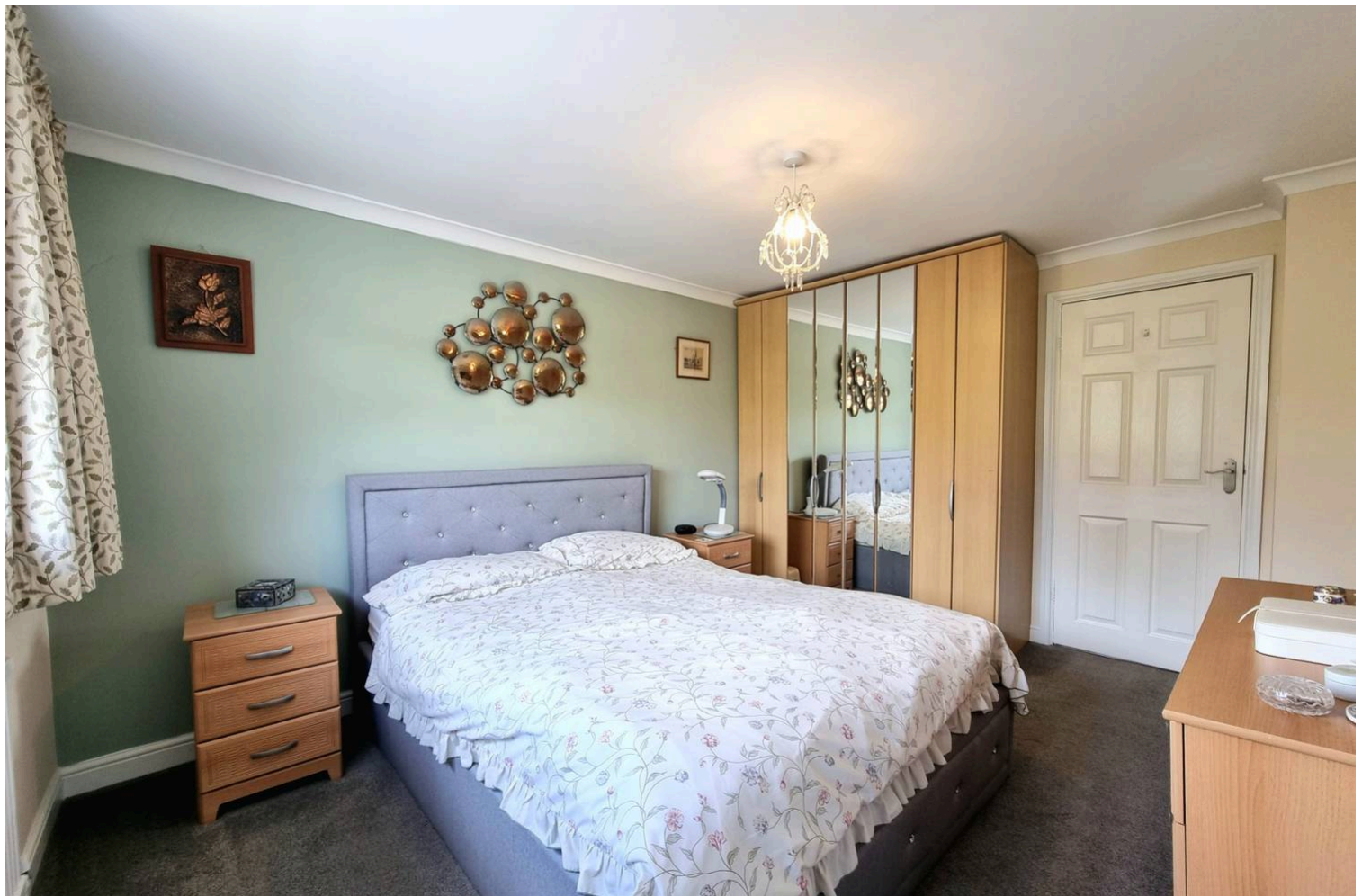
**Bedroom Four**

8' 11" x 9' 0" (2.73m x 2.74m)

The fourth bedroom is an L-shaped, well proportioned single bedroom. It benefits from a recently upgraded UPVC double glazed window to the rear and fitted carpet flooring.

**Bathroom**

6' 0" x 10' 10" (1.82m x 3.29m)





## Bathroom

6' 0" x 10' 10" (1.82m x 3.31m)

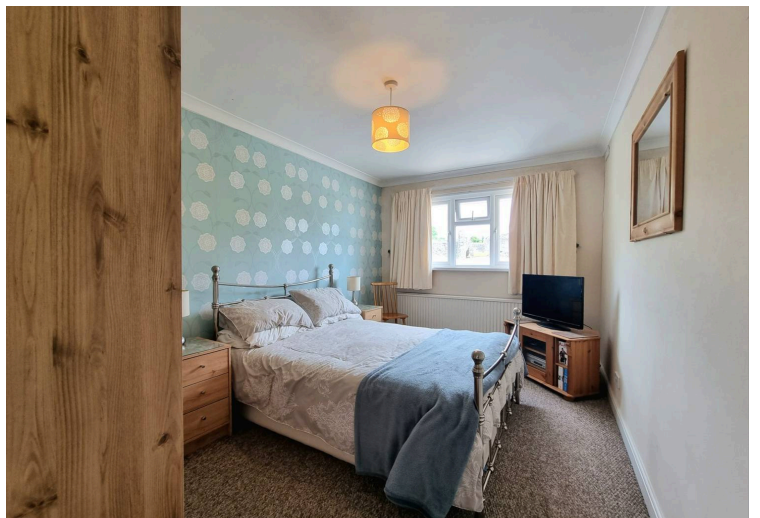
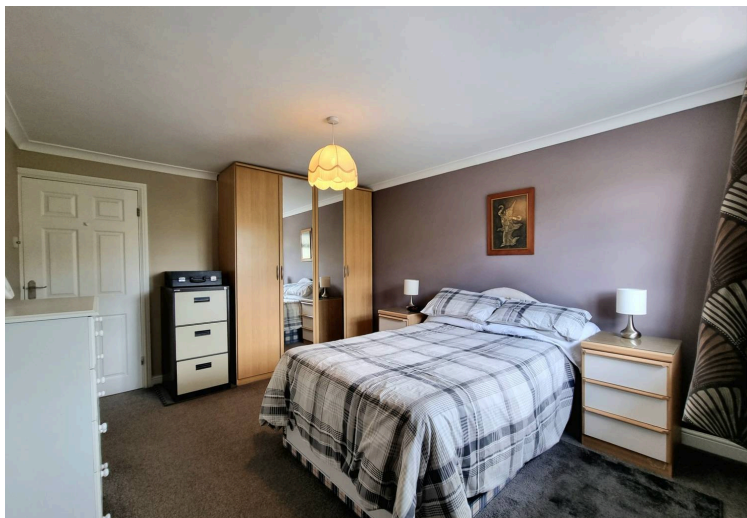
The generous sized family bathroom offers a white three piece suite comprising; P-shaped panel bath with fitted over bath rainfall shower and a curved glazed shower screen, low level WC, wall mounted heated towel rail and vanity wash hand basin with fitted mirror, wall unit over and cupboard storage unit below. There is full height tiling to all wet areas, cushioned vinyl flooring and an obscure UPVC double glazed window.

## Rear Garden

The immaculate landscaped rear garden lies in a Southerly direction enjoying the sun throughout the day. It offers a large patio which extends from the rear of the property out onto a level lawn with further paved and wooden decked areas. The garden is bordered by featheredge wood fencing and block walling, with raised flower beds borders and mature trees. The garden enjoys power supply, lighting and has access to three outbuildings as well as the garage.

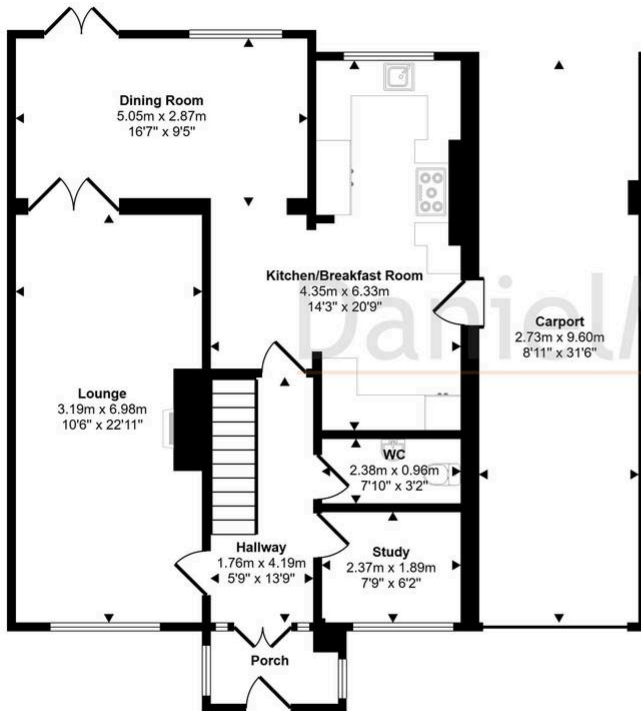




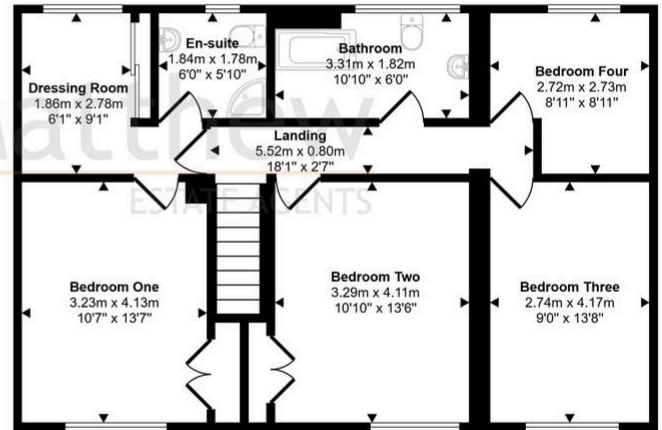




Approx Gross Internal Area  
184 sq m / 1980 sq ft



Ground Floor  
Approx 108 sq m / 1162 sq ft



First Floor  
Approx 76 sq m / 818 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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