



Heol Mathews

Coity, Bridgend, CF35 6JU

£245,000



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Positioned in the desirable Coity development of Bridgend, this impressive three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Conveniently located near Bridgend town centre, residents will enjoy easy access to a variety of amenities and facilities, as well as being within the catchment area for local schools in Coity, Brackla, and Bridgend.

Upon entering, you are welcomed by a hallway and door into a generous lounge that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The ground floor also features a contemporary fitted kitchen and dining area, which overlooks the immaculate low-maintenance rear garden, making it a delightful space for family gatherings or quiet evenings at home. Additionally, a convenient downstairs w.c. enhances the practicality of this well-designed home.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. A family bathroom serves the other two bedrooms, providing ample facilities for family living.

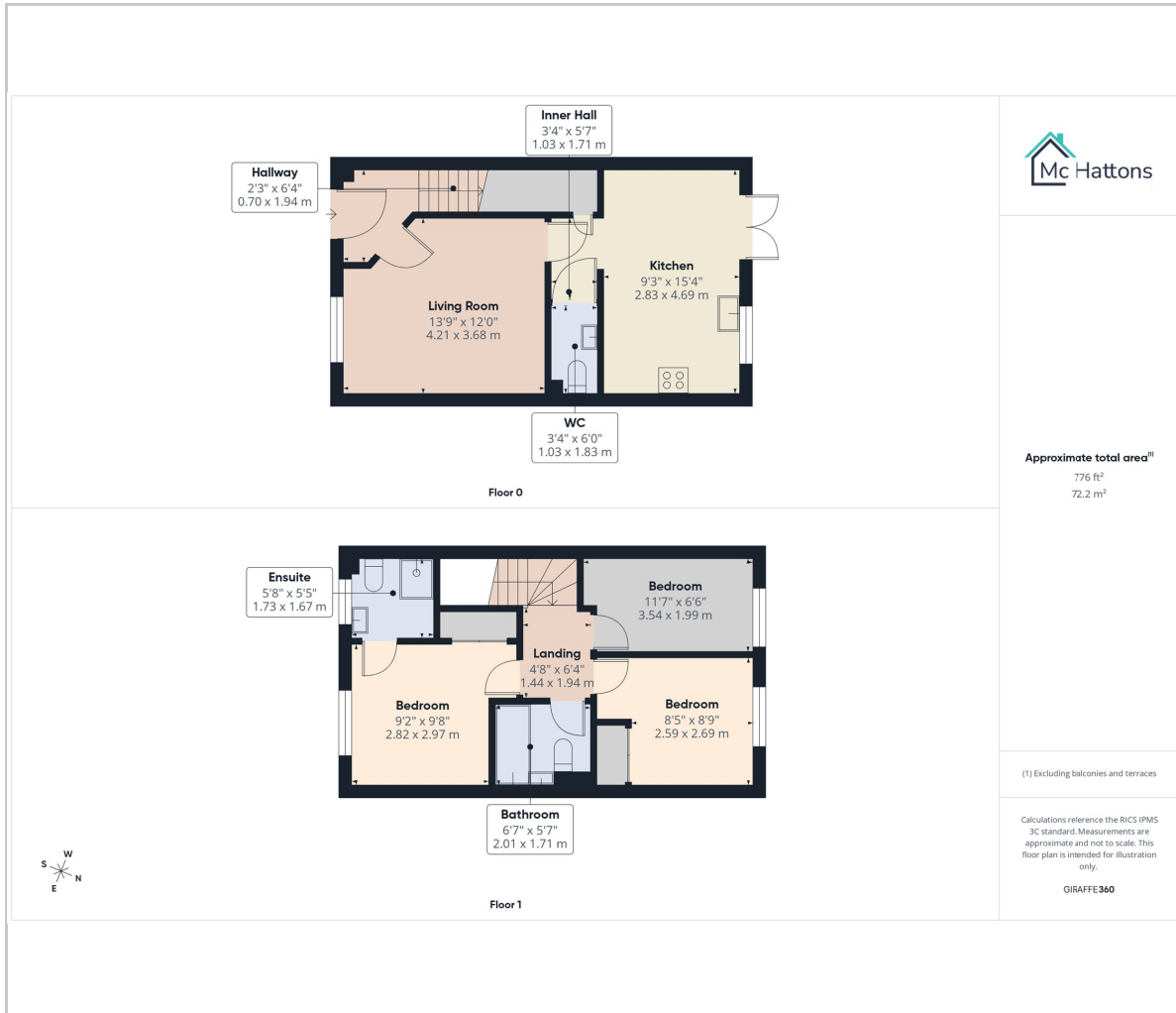
Externally, the property boasts two parking spaces at the front, adding to the convenience of this lovely home. This semi-detached house is not only a fantastic opportunity for families but also an excellent choice for first-time buyers seeking a modern and stylish residence.

Viewing is highly recommended to fully appreciate the quality and appeal of this charming family home in Coity.





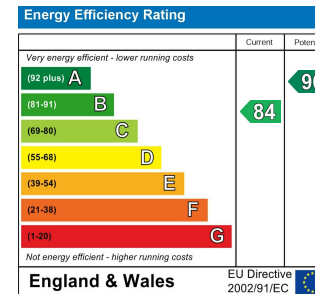
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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