

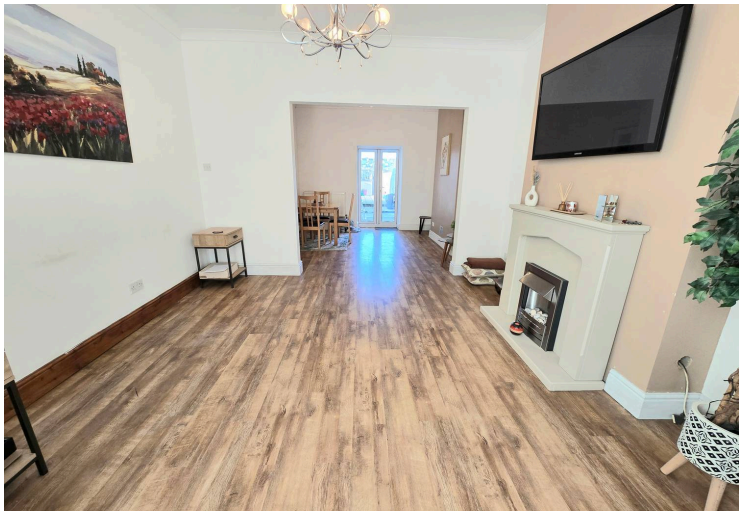



9 Coity Road, Bridgend

£280,000 Freehold

Extended three bedroom terraced house on Coity Road, with two reception rooms, a log burner, kitchen and breakfast room, and excellent M4 and rail links. No ongoing chain. 360 tour available.
Council Tax band: C

Tenure: Freehold

DanielMatthew
ESTATE AGENTS

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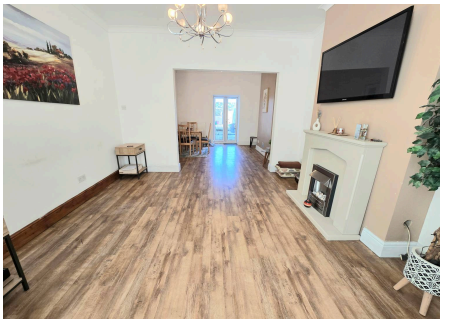

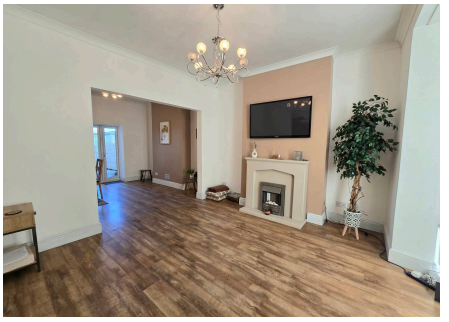



- THREE BEDROOM EXTENDED TERRACE
- LOUNGE/DINING ROOM AND SECOND RECEPTION WITH COSY LOG BURNER
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS AND SPACIOUS FAMILY BATHROOM
- LOCATED ON COITY ROAD WITH EXCELLENT LINKS TO M4, RAIL NETWORKS
- SOLD WITH NO ONGOING CHAIN
- 360 TOUR TO VIEW
- GARAGE ADN REAR LANE ACCESS







HALLWAY
Enter via UPVC door to front aspect, plain walls, plain ceiling, under stairs storage cupboard, lovely original features, laminate flooring, access to staircase and ground floor rooms.

LOUNGE
UPVC double glazed bay window to front aspect, plain walls, plain ceiling, laminate flooring, radiator, feature fireplace with electric fire and arch to dining room.

DINING ROOM
UPVC double glazed door to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.

SECOND RECEPTION ROOM
UPVC double glazed window to side aspect, plain walls, plain ceiling, laminate flooring, radiator and cosy log burner.

KITCHEN/DINER
UPVC double glazed window and UPVC door to side aspect, Range of wall and base units with complimentary worktops, stainless steel sink mixer tap. Integrated gas hob with modern extractor over, raised double ovens and space for a dishwasher, space for a washing machine, plain walls and ceiling, radiator and tile flooring.

LANDING
Landing with plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.

BEDROOM ONE
Two UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

BEDROOM TWO
UPVC double glazed window to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.

BEDROOM THREE
UPVC double glazed window to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.

BATHROOM
Spacious Four piece suite with shower enclosure, panel bath, vanity unit wash hand basin and low level wc, towel radiator, two UPVC double glazed windows to rear aspect, tile flooring, plain and tile walls, plain ceiling and tile flooring.



GARDEN

Fence boundary, laid to patio perfect for relaxing and entertaining, access to the garage.




TEA & COFFEE
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FREE REFILLS
CRISPY BITS
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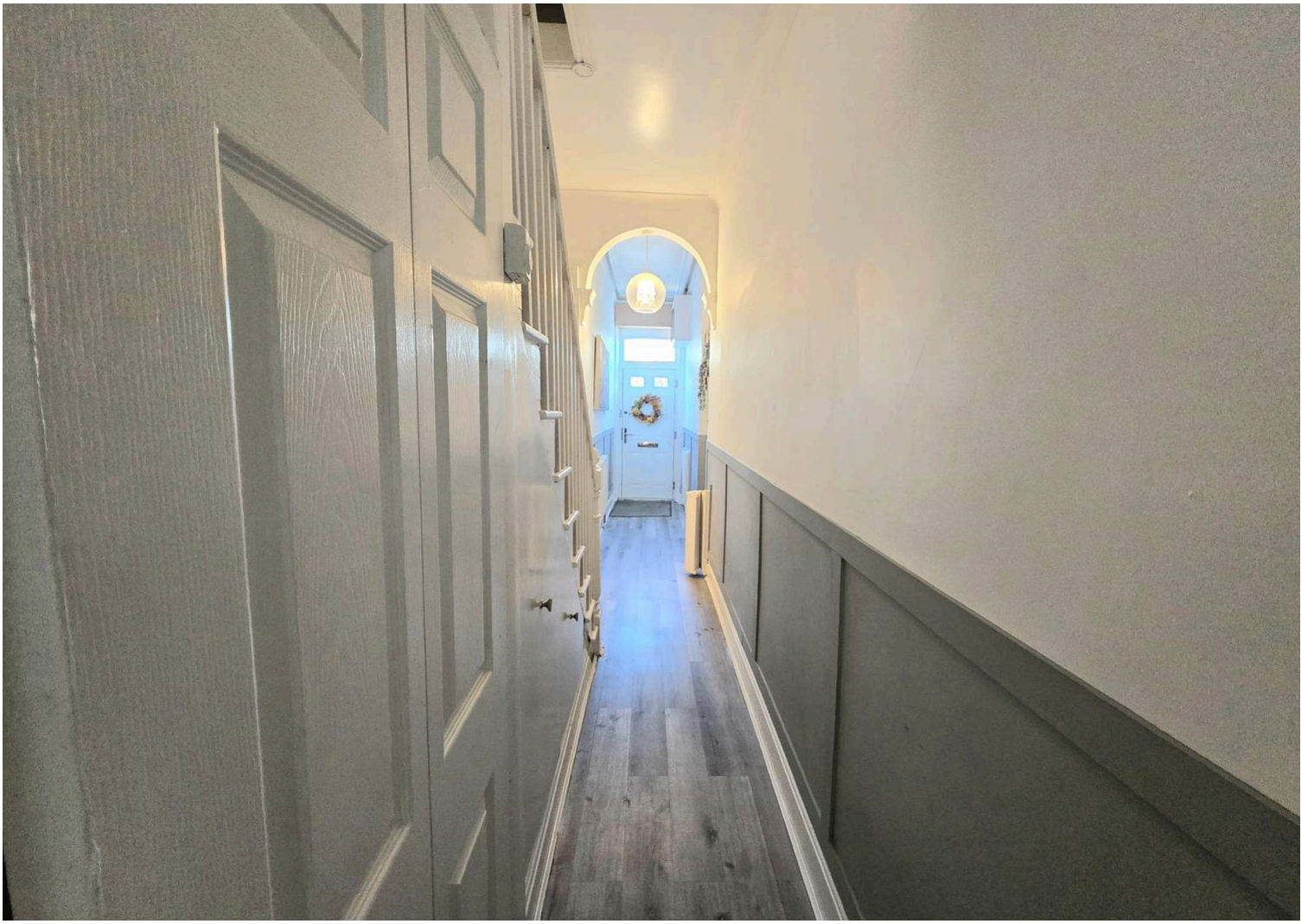
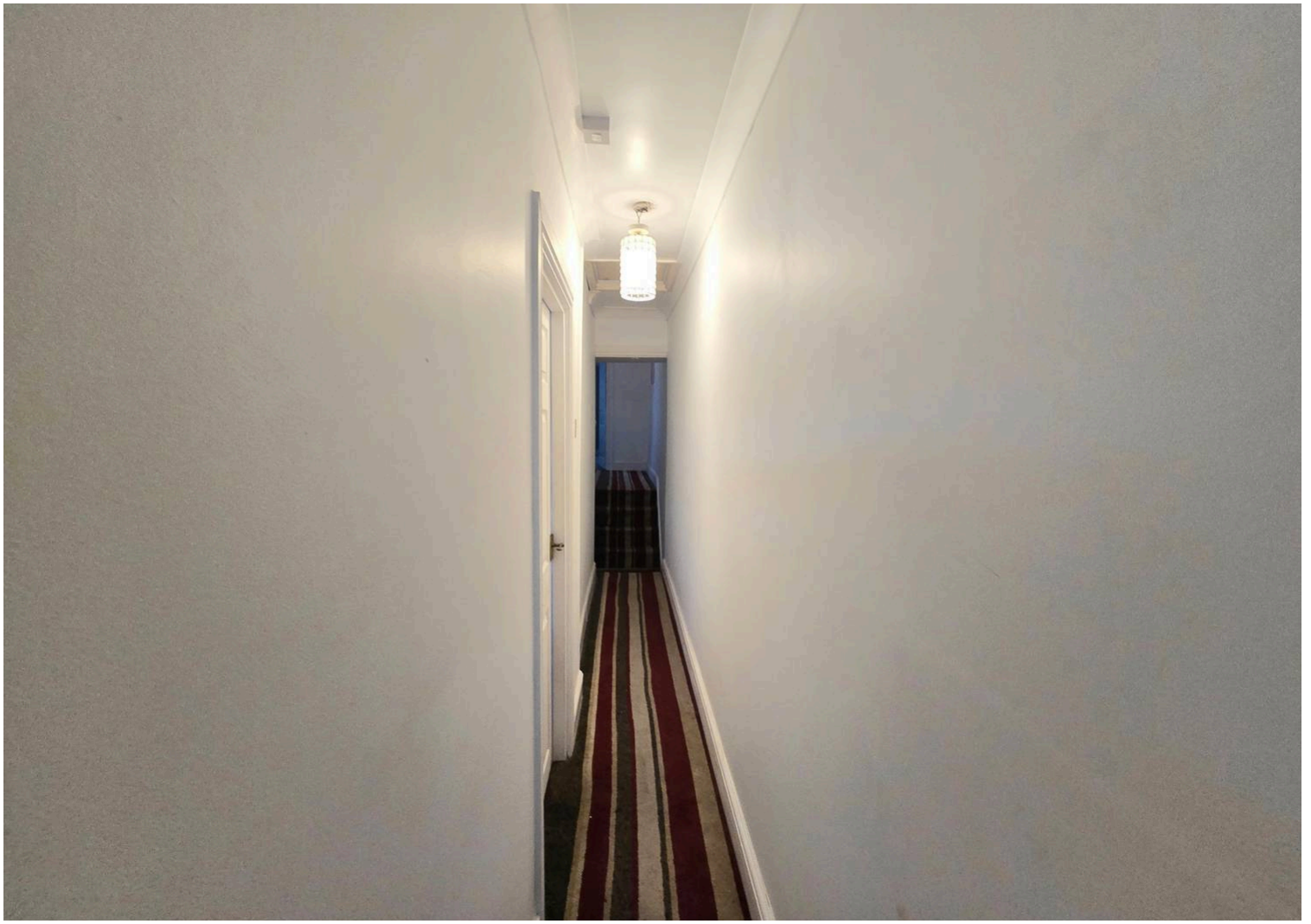




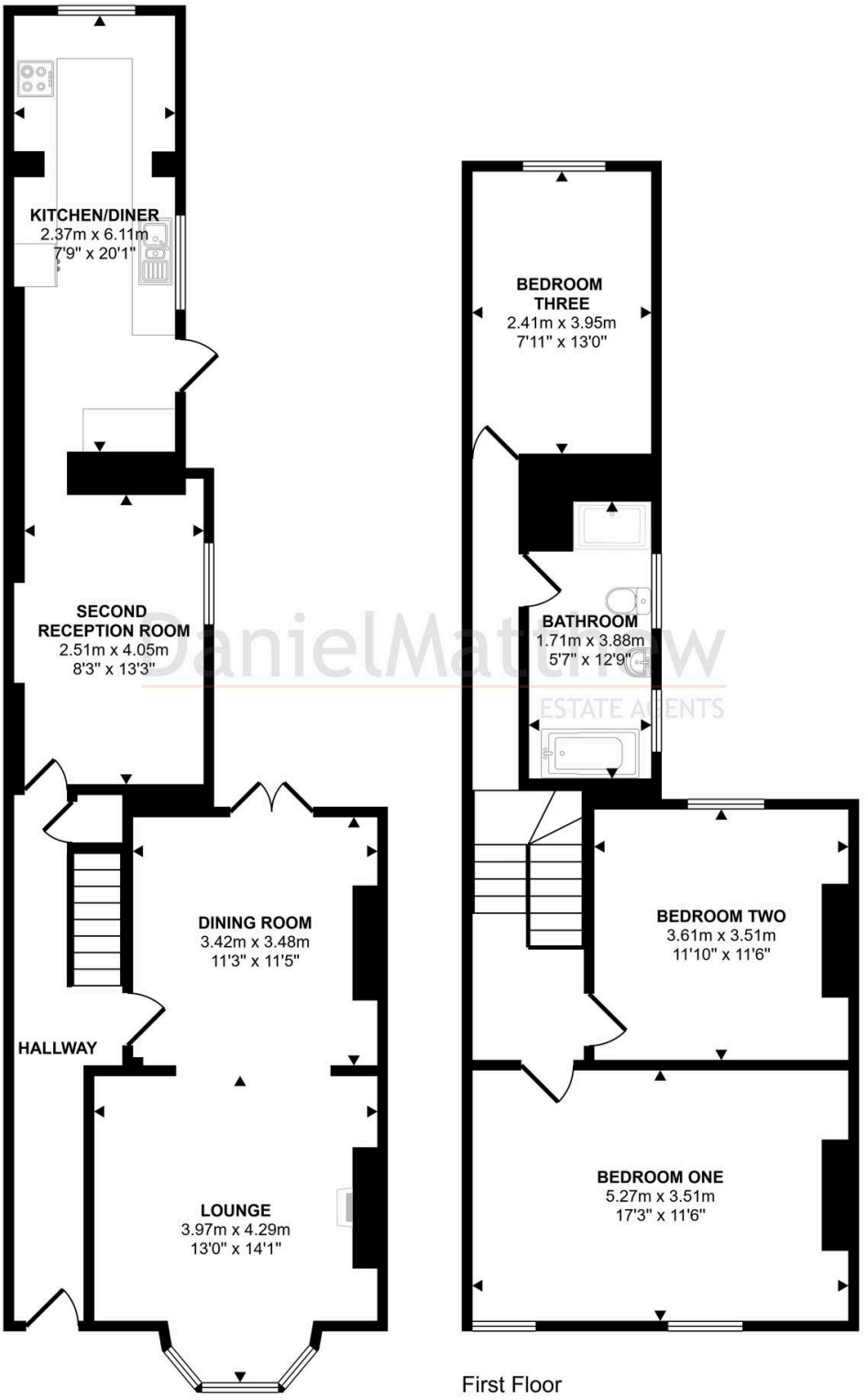








Approx Gross Internal Area
125 sq m / 1349 sq ft



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First Floor
Approx 59 sq m / 637 sq ft

Ground Floor
Approx 66 sq m / 712 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.