



5d Heol Stradling, Coity - CF35 6AN
Bridgend

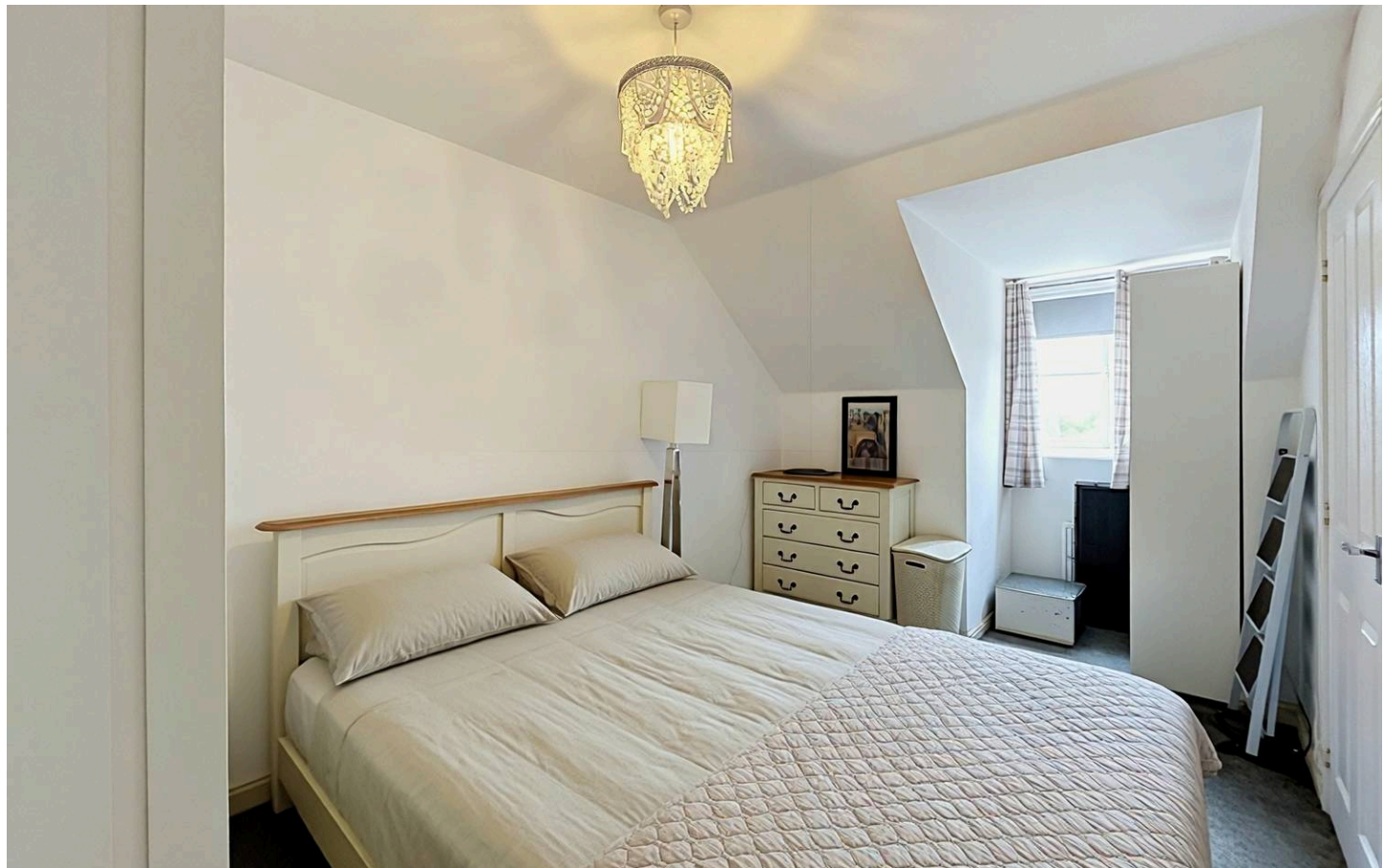
Offers in Region of **£230,000**

5d Heol Stradling

Coity, Bridgend

Welcome to this inviting three bedroom end terrace, perfectly positioned in a sought after area and ideal for those looking for convenience and comfort. Step inside and discover a spacious living area, great for relaxing evenings or entertaining friends. The modern kitchen offers plenty of storage and workspace, making meal prep a breeze, while the dining area is perfect for family meals or catching up over coffee. Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day, and a family bathroom with all the essentials. The property comes with a garage and driveway (a real bonus for anyone with a car or in need of extra storage), and being so close to local amenities means you'll have shops, cafes and schools practically on your doorstep. Commuters will love the easy access to the M4, and for a spot of shopping or a day out, McArthur Glen is just a short drive away. Whether you're a first time buyer, a growing family or simply looking to move to a popular neighbourhood, this home ticks all the right boxes. Don't miss your chance to view – properties in this location are always in high demand.

- 3 Bedroom end terrace
- Garage and driveway
- Sought after area
- Close to local amenities
- Close to M4 and McArthur Glen





Entrance

Via part glazed and frosted door.

Entrance hall

4' 3" x 3' 9" (1.30m x 1.14m)

Emulsion walls and ceiling, centre light, fitted lino in tile effect, consumer unit, and radiator.

Lounge

Emulsion walls and ceiling, laminate flooring, centre light, radiator, upstairs storage access, and UPVC window to front of the property.

Inner hallway

Emulsion ceiling and walls, centre light, and laminate flooring.

Downstairs WC

4' 5" x 3' 8" (1.35m x 1.12m)

Emulsion ceiling and walls, centre light, extractor fan, fitted laminate, ceramic sink with tiled splashback, and low level WC.

Kitchen / Diner

11' 9" x 7' 9" (3.58m x 2.36m)

Emulsion ceiling and walls, centre light, range of wall and base units, laminate flooring, space for washing machine, dishwasher, integrated oven and hob, free standing fridge-freezer space, combination boiler, radiator, and UPVC French doors and UPVC window to the rear.

Landing

Fitted carpet, emulsion walls and ceiling, centre light, and radiator.

Bedroom two

11' 9" x 10' 7" (3.58m x 3.22m)

Emulsion ceiling and walls, laminate flooring, centre light, 2x UPVC windows, and radiator.



Family bathroom

7' 11" x 5' 7" (2.42m x 1.70m)

Comprising of low level WC, hand wash basin, and bath with tiled splashback areas.

Emulsion ceiling and walls, lino tile floor, towel radiator, and frosted window.

Bedroom three

11' 11" x 8' 10" (3.63m x 2.68m)

Emulsion walls, textured ceiling, laminate flooring, centre light, UPVC window, and

radiator.

Second landing

Fitted carpet, emulsion walls and ceiling, and centre light.

Master bedroom

16' 8" x 8' 6" (5.08m x 2.58m)

Emulsion ceiling and walls, fitted carpet, centre light, UPVC window, and radiator.

En-Suite

10' 11" x 5' 0" (3.33m x 1.52m)

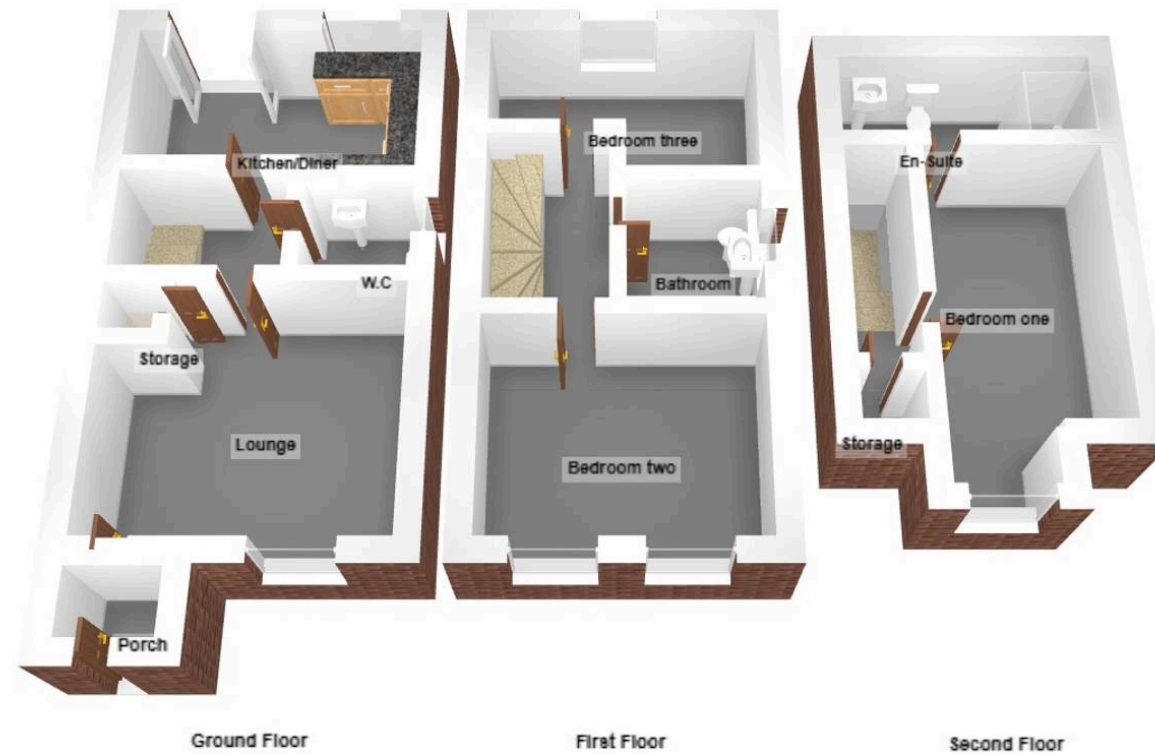
Comprising of low level WC, hand wash basin, and shower cubicle with tiled splashback areas. Emulsion ceiling and walls, centre light, UPVC window, and fitted tiled effect lino.

Outside

Good-sized enclosed rear garden laid to lawn and rear access to garage and driveway parking. To the front we have a stone path.







Payton Jewell Caines

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