



32 Clos Meredith, Coity

£225,000 Freehold

SEMI DETACHED PROPERTY • THREE BEDROOM • SOLD WITH NO ONGOING CHAIN • TAYLOR WIMPEY WITH TWO YEARS NHBC REMAINING • LOUNGE • MODERN KITCHEN • DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM TO FIRST FLOOR • IDEAL FOR FIRST TIME BUYERS • POPULAR LOCATION, CLOSE TO M4 CORRIDOR

DanielMatthew
ESTATE AGENTS



Modern 3-bed semi-detached home with NHBC warranty, bright lounge, stylish kitchen, enclosed garden, patio, tandem driveway, and no chain. Close to amenities, schools, and transport links.

Council Tax band: D

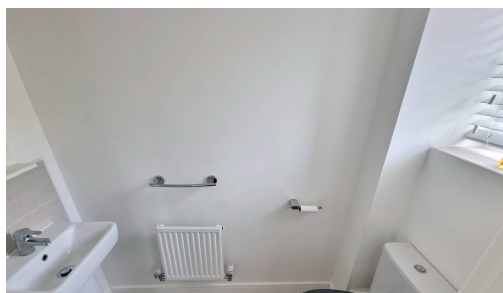
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- › SEMI DETACHED PROPERTY
- › THREE BEDROOM
- › SOLD WITH NO ONGOING CHAIN
- › TAYLOR WIMPEY WITH TWO YEARS NHBC REMAINING
- › LOUNGE
- › MODERN KITCHEN
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Entrance Hallway

Enter via Composite obscured door leading into bright and welcoming entrance hallway, plastered ceiling, plastered walls, fitted carpet, staircase leading to first floor, radiator, electric consumer unit, doors leading into Cloakroom, Kitchen and Lounge.

Cloakroom/WC

6' 2" x 2' 11" (1.88m x 0.88m)

UPVC double glazed obscured window to front aspect, plastered ceiling, plastered walls, wood effect vinyl flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.

Kitchen

11' 1" x 7' 3" (3.37m x 2.22m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, wood effect vinyl flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge/freezer, radiator.

Lounge

14' 3" x 14' 3" (4.34m x 4.34m)

UPVC double glazed French doors with side glass panels leading to enclosed rear garden, plastered ceiling, plastered walls, fitted carpet, radiator, understairs storage cupboard.



Landing

Plastered ceiling with loft access, plastered walls, fitted carpet, doors leading to all first floor rooms.

Bedroom One

11' 3" x 7' 10" (3.43m x 2.40m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in wardrobes.

Bedroom Two

9' 7" x 7' 10" (2.91m x 2.40m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in wardrobes.

Bedroom Three

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Family Bathroom

6' 3" x 6' 2" (1.90m x 1.87m)

UPVC double glazed obscured window to front aspect, plastered ceiling, partially plastered and tiled walls, wood effect vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, radiator.

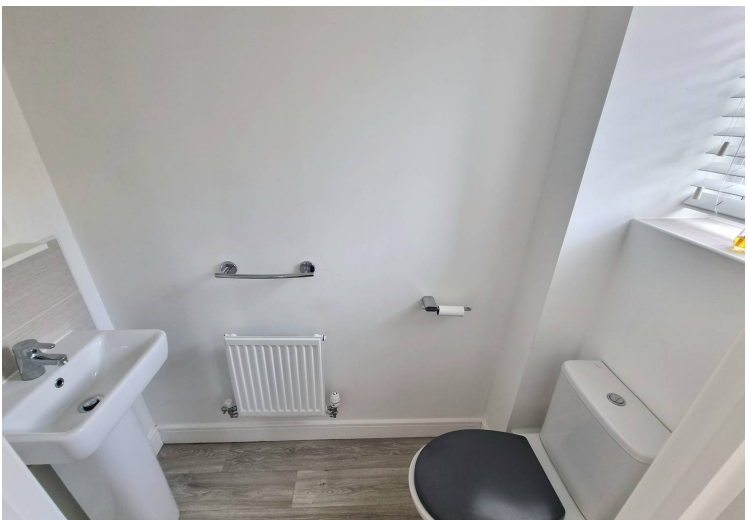
Front Garden

Patio leading to front door, slate decorative stone chippings.

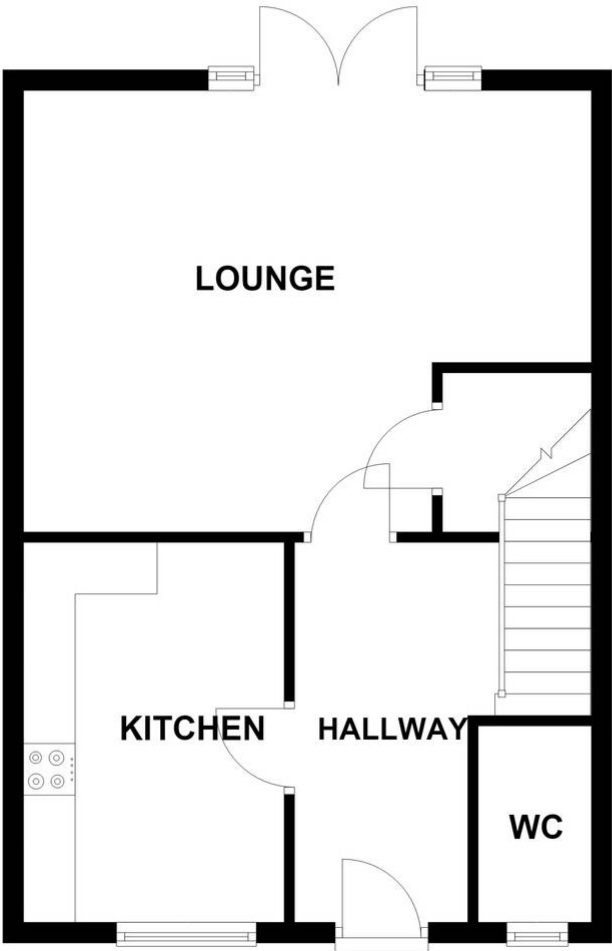
Rear Garden

Fenced boundaries, patio area, mostly laid to lawn, outdoor electric sockets, outdoor water tap, side gate access leading to driveway.

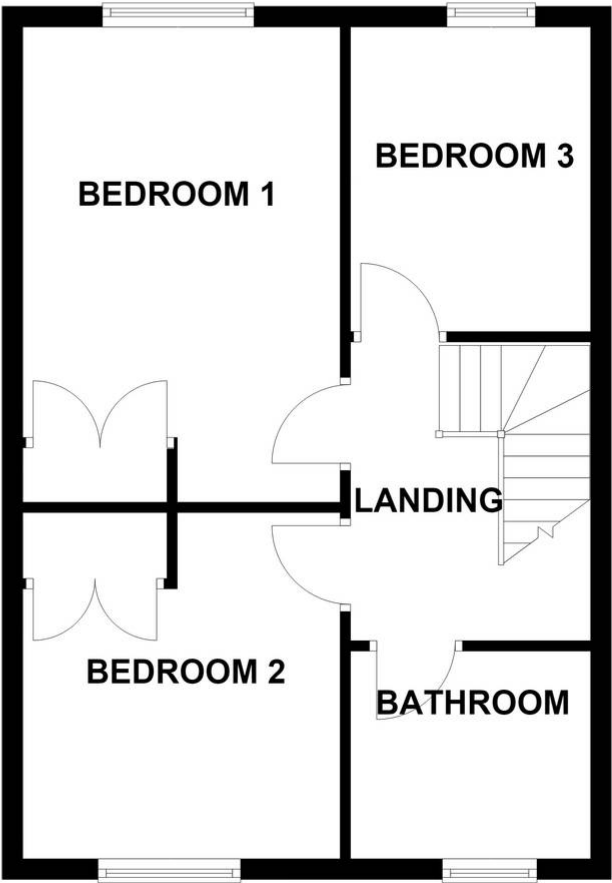




GROUND FLOOR



FIRST FLOOR



You can include any text here. The text can be modified upon generating your brochure.