



2 Heol Cambell, Coity

£250,000 Freehold

Immaculate Semi Detached Family Home • Three Bedrooms • Cloakroom, Family Bathroom, En Suite To Primary Bedroom • Kitchen/Diner, Ideal For Entertaining • Bright & Airy Spacious Lounge • Driveway To Rear For Two Vehicles • Rear Garden With Summer House To Remain, An Ideal Home Office • 360 TOUR AVAILABLE TO VIEW • Built In 2018, Two Years Remaining On NHBC Warranty • Sought After Location Of Coity, Close To M4 Corridor, Amenities, Schools

DanielMatthew
ESTATE AGENTS



Immaculate 3-bed semi in Coity. Modern kitchen/diner, lounge, en-suite, garden with powered summer house, driveway for 2 cars. NHBC warranty. Close to M4, schools, and amenities.

Council Tax band: D

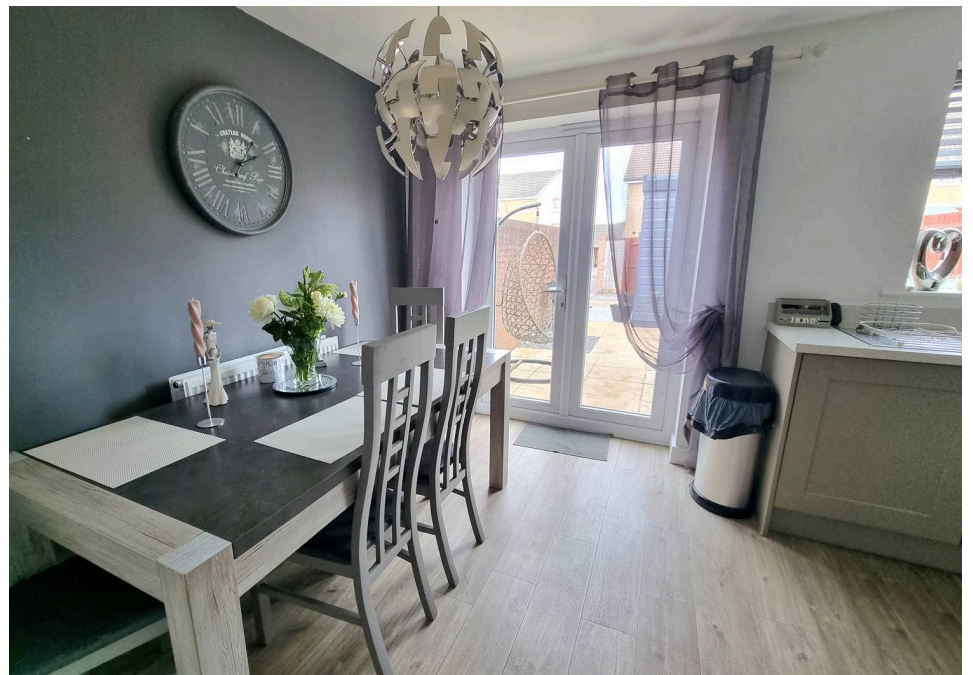
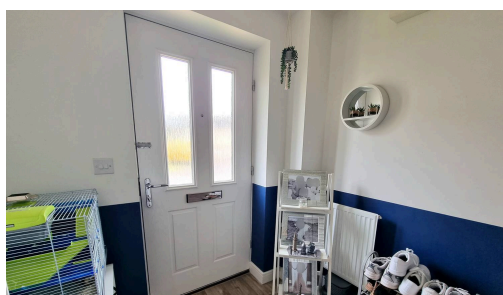
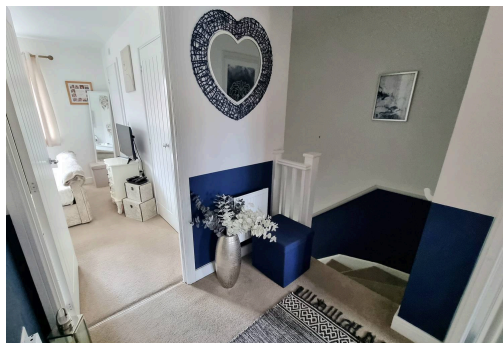
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Hallway

Enter via Obscured composite door leading into hallway, plastered ceiling, plastered walls, laminate flooring, electric consumer unit, staircase leading to first floor, door leading into Lounge.

Lounge

11' 9" x 13' 10" (3.57m x 4.21m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, door leading into;-

Inner Hallway

Plastered ceiling, plastered walls, laminate flooring, understairs storage cupboard, door leading into Cloakroom, open plan to kitchen/diner.

Cloakroom/WC

5' 11" x 3' 3" (1.81m x 0.99m)

Plastered ceiling and extractor fan, plastered walls, laminate flooring, two piece suite comprising low level WC, pedestal wash hand basin with tiled splashback, radiator.

Kitchen/Diner

15' 3" x 9' 2" (4.66m x 2.80m)

UPVC double glazed French doors and rear window to rear aspect, plastered ceiling, plastered walls, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one a half stainless steel





Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

Plastered ceiling with extractor fan, partially plastered and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.

Bedroom One

9' 10" x 9' 9" (3.00m x 2.97m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, double built in wardrobe, door leading into en-suite.

En-Suite

5' 3" x 5' 6" (1.61m x 1.68m)

UPVC double glazed obscured window to front aspect, plastered ceiling, extractor fan, partially plastered and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with mains overhead shower, radiator.

Bedroom Two

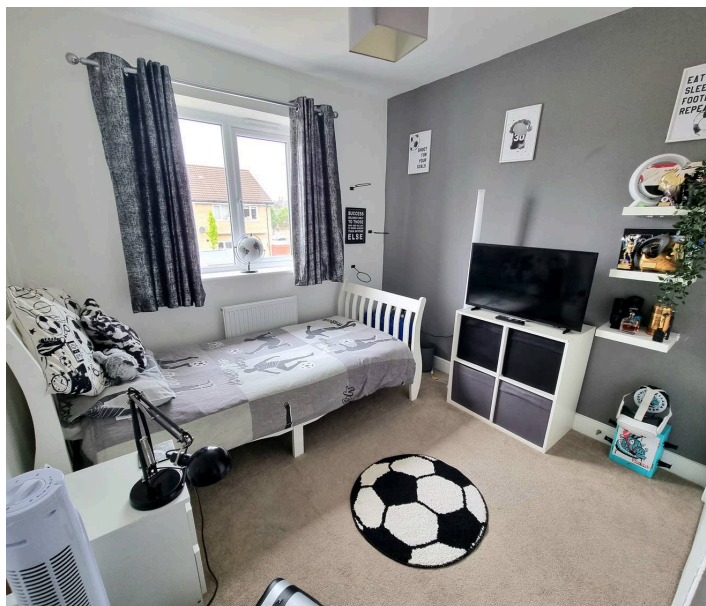
8' 4" x 8' 0" (2.54m x 2.44m)

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

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.94m)

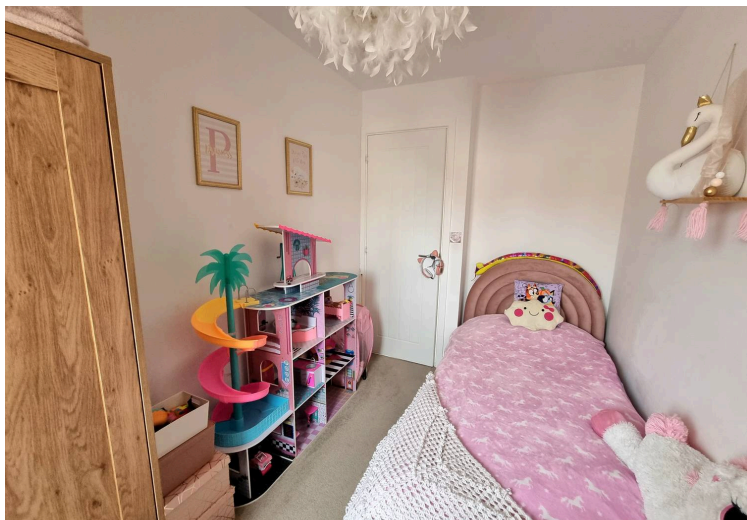
UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

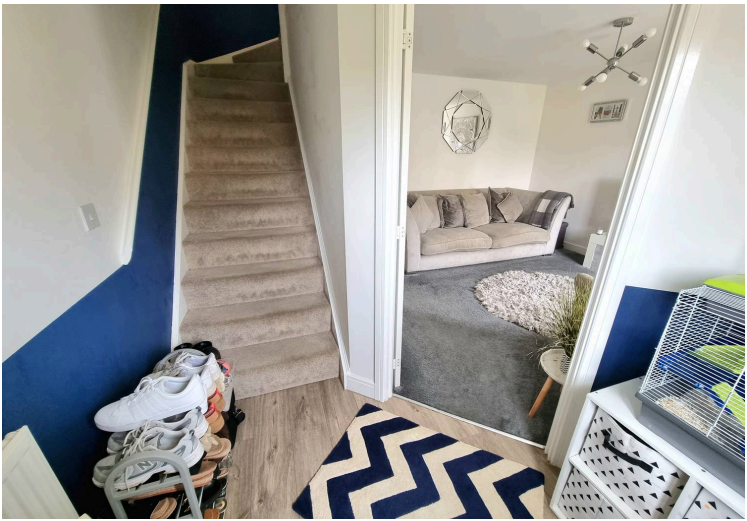


REAR GARDEN

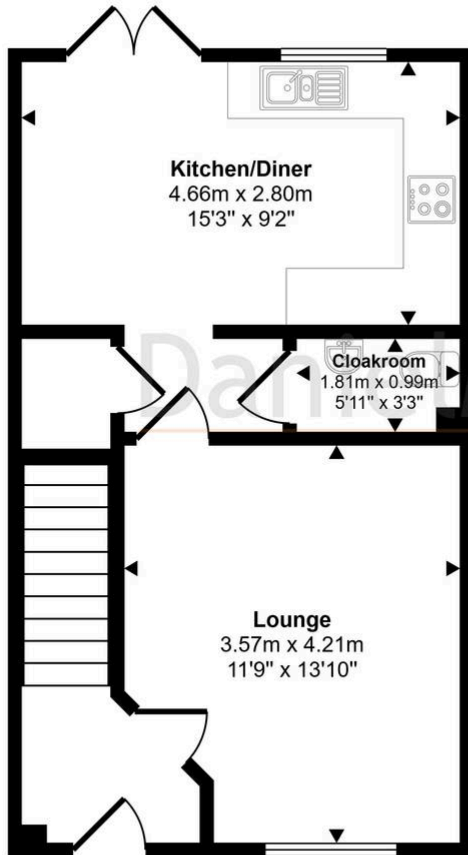
Brick and fenced boundaries, rear gate access leading to driveway, large paved patio area, artificial lawn, outdoor water tap, inclusion of a summer house with power and electrics, a versatile space perfectly suited as a tranquil home office, summer house or creative retreat.



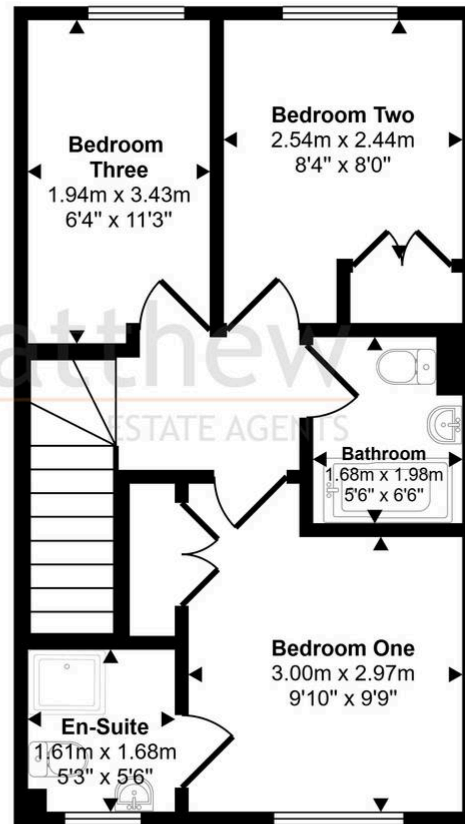




Approx Gross Internal Area
78 sq m / 840 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 39 sq m / 423 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.