

Maes Yr Ysgall,
Coity,
Bridgend County.
CF35 6FF

230,000



- Three Bedroom Semi with garage
- Lounge
- Kitchen/Diner
- Downstairs WC
- Three Bedrooms and Family Bathroom
- Master Bedroom with spacious en-suite
- Garage with power
- Gardens to the rear and side drive parking
- Situated on the Parc derwen estate and close to m4 links



Ref: PRA10486

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are pleased to offer for sale this 11 year old three bedroom semi detached home. The property benefits from entrance hallway, cloakroom/WC, lounge, kitchen/diner with French doors out onto the rear garden, three bedrooms with en-suite to master and family bathroom. The garden is a generous size. Parking for two vehicles at the side of the property. Garage and power to the garage. Viewings highly recommended. Call today to arrange an appointment

Accommodation

Entrance

Enter via UPVC double glazed door into the hallway, plain walls, plain ceiling, radiator, door access to the ground floor rooms and staircase access to the first floor.



Cloakroom/w.c

Cloakroom has plain walls, plain ceiling, laminate flooring, low level wc and pedestal wash hand basin and a radiator.



Lounge

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.



Kitchen/ Diner

UPVC double glazed window and french doors to rear aspect, range of wall and base units with complimentary worktops and tile splash back, integrated gas oven and hob with extractor over, space for a washing machine and space for a fridge freezer, plain walls, plain ceiling, laminate flooring, radiator and generous under stairs storage cupboard.



Landing

Plain walls, plain ceiling, attic hatch, carpet flooring and access to all first floor rooms.



Bedroom One

Master bedroom with en-suite has a UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, carpet flooring and door access to the en-suite.



En Suite

UPVC double glazed window to side aspect, three piece suite comprising modern shower enclosure with thermostatic shower and fully tiled walls, low level wc, pedestal wash and basin with tile splashback, radiator, vinyl flooring, plain walls and plain ceiling.



Bedroom Two

Second bedroom has a UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring.



Bedroom Three

Third bedroom is a perfect nursery or office and has a UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring.



Bathroom

UPVC double glazed window to side aspect and comprises of a lovely three piece suite which is a panel bath with shower over, low level WC, pedestal wash hand basin, radiator, plain and tile walls, plain ceiling, radiator and vinyl flooring.

Outside

Front - Path access to the front door and side drive with access to the garage and gate access to the garden.

Rear- Lovely garden with a rear patio, laid to lawn, deck area and fence boundary.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 81

Tenure

We are informed that the tenure is Freehold

Length of lease: .

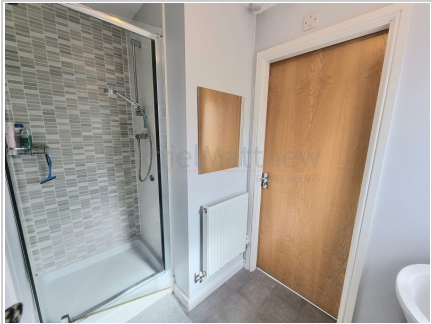
Ground Rent

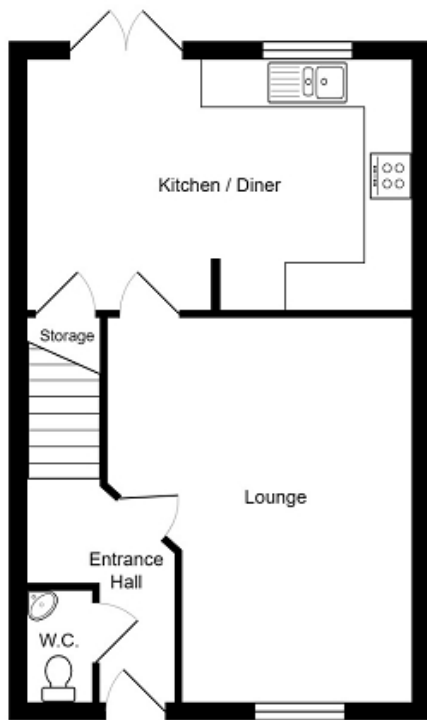
Service Charge

Council Tax

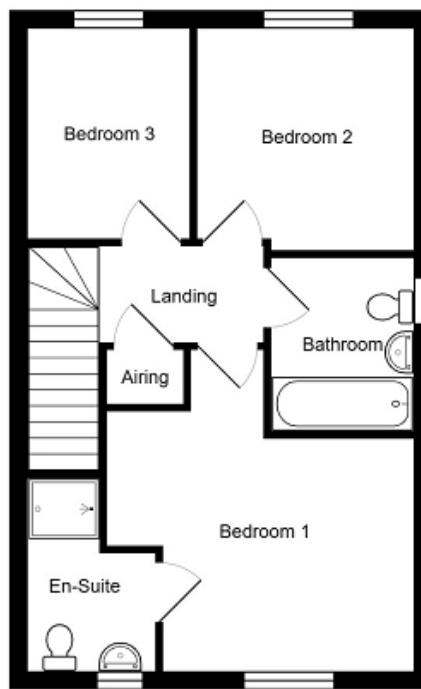
Band Not Specified

Deposit: NOT KNOWN





GROUND FLOOR



FIRST FLOOR

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.