

Carreg Cornell Pwll Evan Ddu
Coity
Bridgend County
CF35 6AY

£315,000



- Three Bedroom Detached Family Home
- Three Reception Rooms
- Kitchen/Diner
- Utility Room
- Ensuite To Master Bedroom
- Garden To Front, Side and Rear
- Single Garage
- Off Road Parking
- No Onward Chain

Ref: PRA10495

Viewing Instructions: Strictly By Appointment Only



General Description

Rarely Available Self Build Detached Family Home - Daniel Matthew are pleased to offer for sale this unique property. Comprising impressive hallway, lounge, dining room, kitchen/breakfast room with utility room. To the first floor three bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, single garage, garden to front, side and rear. Offered with NO ONWARD CHAIN call our team to arrange an appointment 01656 750764

Accommodation

Entrance

Enter via door to impressive hallway, comprising Plain ceiling, plain walls, wood flooring, radiator, stairs to first floor, doors leading off to all ground floor rooms.



Lounge (21' 5" x 14' 9") or (6.53m x 4.49m)

Dual aspect UPVC double glazed window to front and side , plain ceiling, plain walls, laminate flooring, radiator, fire with surround, double doors leading to dining room.



Dining Room (12' 7" x 11' 9") or (3.83m x 3.58m)

UPVC double glazed window to side aspect, UPVC double glazed French doors leading to rear garden. Plain ceiling, plain walls, laminate flooring, radiator, door leading to kitchen.



Study (8' 3" x 8' 2") or (2.51m x 2.48m)

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



Kitchen/ Breakfast Room (16' 5" x 12' 6") or (5.00m x 3.82m)

UPVC double glazed French door leading to rear garden, plain ceiling, plain walls. Matching wall and base units, stainless sink/drain, integrated hob and oven, wood flooring, space for fridge/freezer, door to utility room.



Utility Room (11' 2" x 5' 11") or (3.41m x 1.80m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled flooring. Wall and base units, plumbing for washing machine, space for tumble dryer, sink/drain, radiator, door to garage, UPVC double glazed door leading to rear garden.



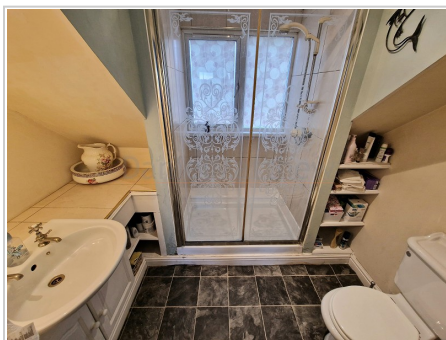
Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (13' 0" x 12' 1") or (3.95m x 3.69m)

Dual aspect, UPVC double glazed window to front and side, papered ceiling, papered walls, carpet flooring, radiator, door to ensuite.



En Suite

UPVC double glazed obscured window to side aspect, papered ceiling, papered walls, low level WC, wash hand basin with vanity unit beneath, shower cubicle, vinyl flooring.



Bedroom Two (12' 7" x 12' 2") or (3.83m x 3.70m)

UPVC double glazed window to side aspect, papered ceiling, plain walls, carpet flooring, built in wardrobes, radiator.



Bedroom Three (14' 7" x 9' 0") or (4.44m x 2.75m)

UPVC double glazed window to side aspect, papered ceiling, plain walls, carpet flooring, radiator.



Bathroom (9' 11" x 9' 3") or (3.03m x 2.83m)

Dual aspect UPVC double glazed obscured window to rear and side. Plain ceiling, plain walls with tiled splashback, wash hand basin with vanity unit beneath, low level WC, panelled bath, shower cubicle, vinyl flooring.

Garage

Power and lighting.



Outside

Front/Side - Off road parking to front aspect, matured plants and shrubbery surrounding property.

Rear - Wall boundaries, patio area, raised flower beds.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold



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.