

8 Heol Mathews
Coity
Bridgend
CF35 6JU

£254,950



- Three Bedroom Detached
- Lounge
- Kitchen/Diner
- Ensuite
- Cloakroom
- Off Road Parking
- Walking Distance To Coity Castle.
- Viewing Highly Recommended
- Call Our Team To arrange An appointment



Ref: PRA10606

Viewing Instructions: Strictly By Appointment Only

General Description

* Three Bedroom Detached * Daniel Matthew are pleased to offer for sale this well presented family home. Comprising hallway, cloakroom, lounge, kitchen/diner. To the first floor three bedrooms with ensuite to master and family bathroom. Further benefits off road parking, garden to rear. Situated within walking distance to Coity Castle and countryside walks. Good transport links to the M4 junction 36. Viewings are highly recommended, call our team to arrange 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, storage cupboard, stairs to first floor, doors leading to ground floor rooms.



Lounge (16' 9" x 9' 11") or (5.11m x 3.02m)

Dual aspect UPVC double glazed window to front and side, plain ceiling, plain walls, laminate floorings, radiator.



Kitchen/ Diner (16' 9" x 9' 11") or (5.11m x 3.02m)

UPVC double glazed window to side and front aspect, UPVC double glazed door leading to garden. Matching wall and base units, integrated hob and oven, stainless steel sink/drainage, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring.

Cloakroom/w.c

Plain ceiling, plain walls, low level WC, wash hand basin, radiator.

Landing

Plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (12' 5" x 10' 1") or (3.78m x 3.07m)

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



En Suite

Plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle, radiator.



Bedroom Two (9' 11" x 9' 6") or (3.02m x 2.90m)

UPVC double glazed window to front and side, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (9' 11" x 7' 0") or (3.02m x 2.13m)

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



Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath, radiator.



Outside

Front - Ramp leading to property with iron railings, off road parking.

Rear - Fenced boundaries, rear gate for side access, laid to lawn and patio area.

Services

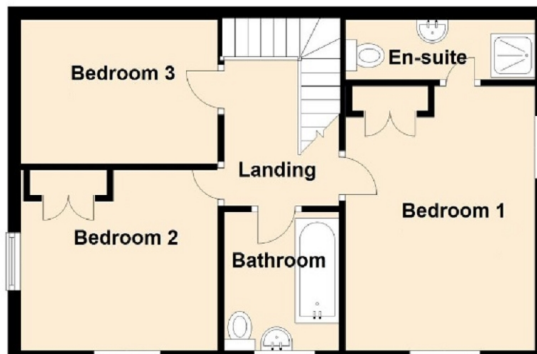
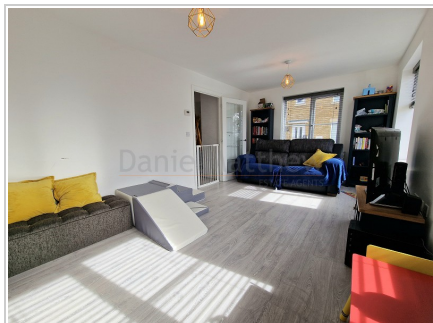
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.