

27 Heol Stradling
Coity
Bridgend
CF35 6AN

£399,995



- Five Bedroom Executive Family Home
- Elegant Lounge For Relaxing
- Open-Plan Kitchen/Diner/Family Room
- Cloakroom & Utility Room
- En-Suite To Main Bedroom
- Integral Garage
- Off Road Parking For Several Vehicles
- 360 TOUR - A MUST TO VIEW
- Enclosed Rear Garden
- Call To Arrange Your Viewing On 01656 750764

Ref: PRA10800

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented executive five bedroom family home situated on the highly sought after Parc Derwen Estate, previously an ex-show home. Located on a prime location close to McArthur Glen Designer Outlet, great school catchment, easy access to M4 corridor.

Upon entering the property, you are greeted by a welcoming entrance hallway which leads into a elegant Lounge ideal for relaxing with family and friends, Continuing through the hallway you will find the heart of the home which features a beautifully presented open-plan kitchen/diner/family room which is an ideal area for family gatherings and entertaining guests, complemented by a convenient utility room and cloakroom.

The first floor boasts five show home presented bedrooms, including ensuite for main bedroom, and a well-appointed family bathroom featuring a modern four-piece suite completes this level, perfect for accommodating family and guests.

This remarkable property offers off-road parking for several vehicles, ensuring convenience for the whole family. A double garage provides additional storage solutions, while the inviting garden at the rear is perfect for outdoor entertaining and family enjoyment.

Don't miss out on this incredible opportunity! Call our team to arrange an appointment today at 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into hallway, plain ceiling, plain walls, grey laminate flooring, staircase leading to first floor, under stair's storage, doors leading into;-



Lounge (15' 1.5" x 11' 6.58") or (4.61m x 3.52m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Kitchen/Diner/Family Room (28' 0.61" x 11' 3.83") or (8.55m x 3.45m)

UPVC double glazed window to rear aspect, Two UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, laminate flooring, a range of matching wall and base units with complimentary Quartz worktops, integrated appliances including fridge/freezer and wine fridge. electric oven and four ring electric hob, extractor fan, open plan into a dining/family room with plain ceiling, plain walls, laminate flooring, radiator, an ideal room for hosting family and friends.

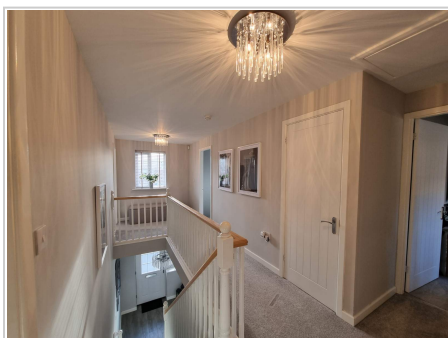
Utility Room (5' 8.11" x 5' 7.32") or (1.73m x 1.71m)

UPVC double glazed obscured door leading to side garden, plain ceiling, plain walls, laminate flooring, a range of matching wall units with Quartz work surfaces, integrated washing machine, space for tumble dryer.



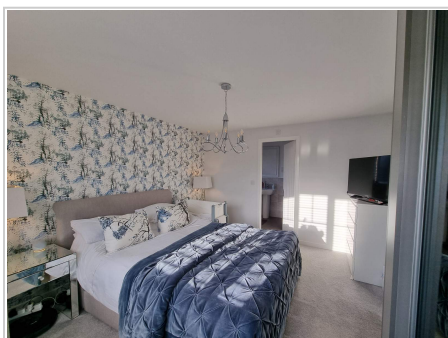
Cloakroom/w.c

Plain ceiling, partially plain and tiled walls, laminate flooring, two piece suite comprising low level WC and floating wash hand basin with mixer tap, radiator.



Landing

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, storage cupboard, doors leading into;-



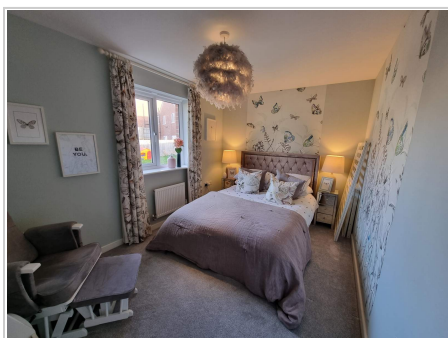
Bedroom One (13' 0.3" x 11' 5.79") or (3.97m x 3.50m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, fitted carpet, radiator, door leading into en-suite, built in fitted wardrobes.



En Suite (11' 5.01" x 11' 5.79") or (3.48m x 3.50m)

A larger than average En-suite, UPVC double glazed obscured window to side aspect, plain ceiling, partially plain and tiled walls, tiled flooring, four piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower cubicle with mains over head shower, radiator.



Bedroom Two (12' 2.06" x 9' 3.81") or (3.71m x 2.84m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, fitted carpet, radiator.



Bedroom Three (12' 7.97" x 8' 2.43") or (3.86m x 2.50m)

UPVC double glazed window to rear aspect, plain ceiling, part plain part panelled walls, fitted carpet, radiator.



Bedroom Four (11' 9.34" x 8' 2.03") or (3.59m x 2.49m)

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



Bedroom Five (10' 2.44" x 9' 6.17") or (3.11m x 2.90m)

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

Bathroom (8' 5.18" x 6' 6.74") or (2.57m x 2.00m)

UPVC double glazed obscured window to side aspect, plain ceiling, partially plain and tiled walls, laminate flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.

Integral Garage (16' 9.57" x 8' 11.87") or (5.12m x 2.74m)



Outside

Front - Tarmac driveway for several vehicles, mature shrubs. Low maintenance front garden.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

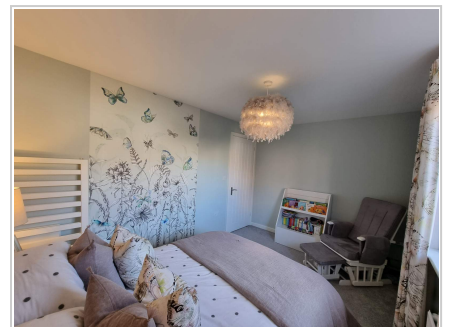
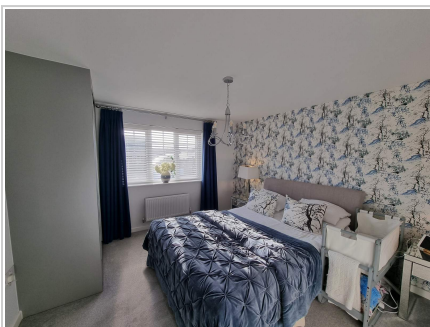
EPC Rating: B

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.