

15 Heol Millward
Coity
Bridgend
CF35 6GX

£229,950



- TAYLOR WIMPEY DESIGN, SEMI DETACHED PROPERTY
 - THREE BEDROOMS
 - SPACIOUS LOUNGE
 - OPEN PLAN KITCHEN/DINING ROOM
 - NO ONGOING CHAIN
 - DRIVEWAY
 - FRONT AND REAR GARDEN
 - CLOSE TO M4 CORRIDOR, BRIDGEND TOWN CENTRE, GREAT SCHOOL CATCHMENT
 - SEVERAL YEARS REMAINING ON NHBC
 - VIEWINGS ARE HIGHLY RECOMMENDED, CALL TODAY ON 01656 750764
- Ref: PRA10888**

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO CHAIN **** "Beautifully Presented Three Bedroom Semi " Daniel Matthew Estate Agents are pleased to offer for sale this Taylor Wimpey three bedroom home which is close to Coity village. The property benefits from entrance hallway, cloakroom/WC, lounge, kitchen/diner with doors leading out onto the rear garden. Three bedroom with en-suite to master and family bathroom. Enclosed garden and Parking for two vehicles to the side of the property. The property is positioned on the Taylor Wimpey side with excellent access to Coity Village and has several years remaining on the NHBC warranty. Viewing's highly recommended. Call today to arrange an appointment

Accommodation



Hallway

Enter via Composite obscured door into welcoming hallway, plain ceiling, plain walls, tiled flooring, radiator, staircase leading to first floor, consumer electric unit, door leading into;-



Lounge (13' 11" x 12' 1") or (4.24m x 3.69m)

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



Inner Hallway

Plain ceiling, plain walls, tiled flooring, door leading into cupboard and cloakroom, open to kitchen/dining room.



Cloakroom/w.c (6' 0" x 3' 5") or (1.84m x 1.04m)

Plain ceiling, plain walls, tiled flooring, two piece white suite comprising low level WC and pedestal wash hand basin, radiator.



Kitchen / Dining Room (15' 5" x 9' 4") or (4.71m x 2.85m)

UPVC double glazed patio doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plain ceiling with spot lights, plain walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, integrated fridge/freezer, washer/dryer and dishwasher, electric oven with four ring electric hob and extractor fan, stainless steel sink with drainer and mixer tap, wall mounted combination boiler, space available for dining table and chairs.



Landing

Plain ceiling with loft access, plain walls, fitted carpet, radiator, doors leading into;-



Bedroom One (9' 9" x 9' 3" Min) or (2.96m x 2.83m Min)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, built in double fitted wardrobes, door leading into En-Suite.



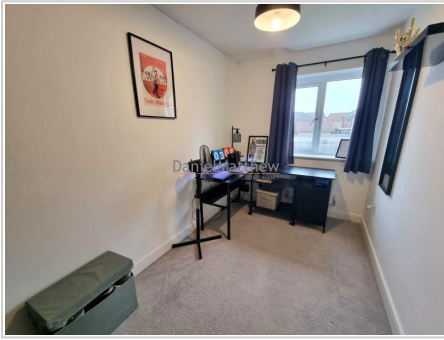
En Suite (5' 7" x 5' 5") or (1.71m x 1.65m)

UPVC double glazed obscured window to front aspect, plain ceiling with spot lights, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with overhead mains, chrome heated towel rail.



Bedroom Two (10' 10" Max x 8' 8") or (3.29m Max x 2.64m)

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



Bedroom Three (11' 9" Max x 6' 6") or (3.57m Max x 1.98m)

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



Bathroom

Plain ceiling with spot lights, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, chrome heated towel rail.



Outside

Front - Pathway leading to front door, laid to lawn with mature shrub,

Side - Tarmac driveway for two vehicles, side gate access leading to rear garden.

Rear - Fenced boundaries, patio area and laid to lawn area, ideal garden for hosting family/friends, side gate access, decorative stone small area to side.

Services

Mains electricity, mains water, mains gas, mains drainage

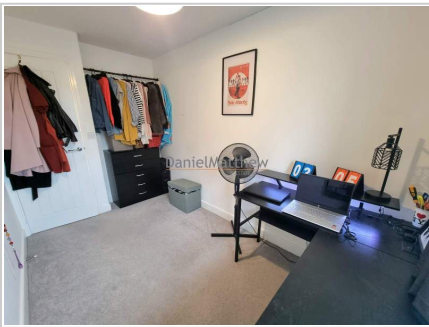
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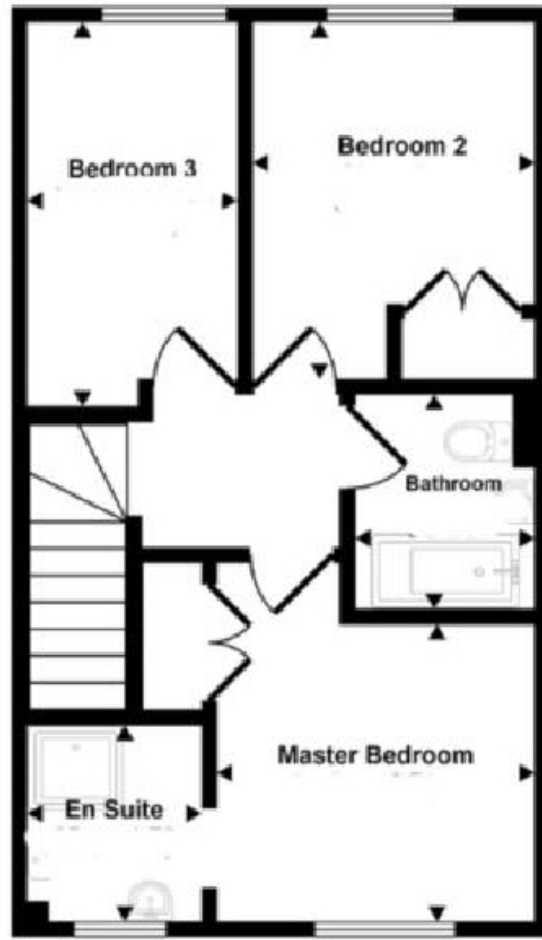
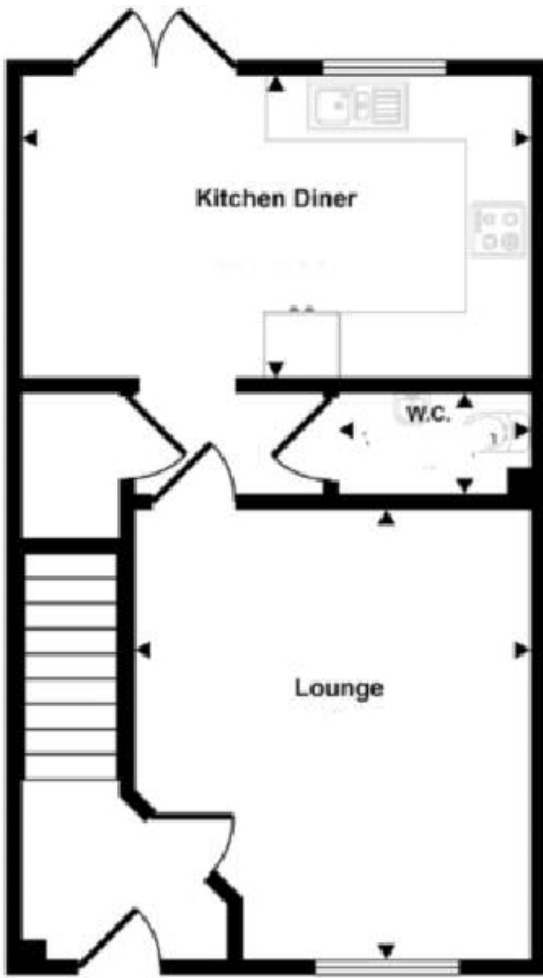
Tenure

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.