

39 Heol Bevan
Coity
Bridgend
CF35 6JT

£219,950



- Immaculate Three Bedroom Home
- Modern Kitchen / Breakfast Room
- Spacious Lounge/ Diner With French Doors
- High Specification Bathroom With Shower
- Two Parking Spaces To Front
- Enclosed Rear Garden With Gate Access
- Four Years NHBC Remaining
- Ideal For A First Time Buyer
- Excellent Transport Links To M4 & Train Station



Ref: PRA10899

Viewing Instructions: Strictly By Appointment Only

General Description

*****STUNNING THREE BEDROOM HOME***** Daniel Matthew Estate Agents are pleased to offer for sale this six year old Taylor Wimpey three bedroom home which is presented like new. The property benefits from an entrance hallway, cloakroom/WC, kitchen/breakfast room and lounge/diner with French doors out onto a low maintenance rear garden with back gate access. To the first floor, three bedrooms with built in wardrobes to master and bedroom two, family bathroom with shower. The property is positioned close to Coity Village with excellent public transport links to the M4 at junction 35 and 36 and Bridgend train station is a short drive away. The strong local community makes this area a wonderful place to live and is an ideal purchase for a 'first time buyer'. The property also benefits from two parking spaces to the front of the property and 4 years remaining of the NHBC warranty. To view this property please call us on 01656 750764.

Accommodation



Entrance Hallway

Enter via front door into hallway which has skimmed walls and ceiling. Ceramic tiled floor. Radiator. Doors to ground floor rooms. Staircase to first floor.



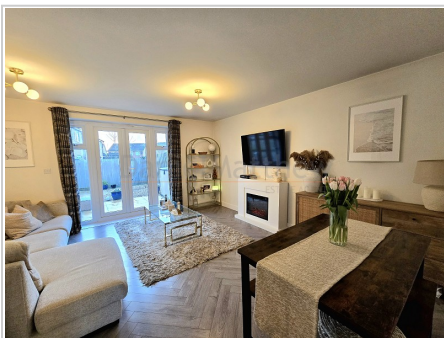
Cloakroom/w.c (6' 2" x 2' 11") or (1.88m x 0.89m)

UPVC double glazed obscured window to front aspect. Plain ceiling and walls with down lights. Ceramic tiled flooring. Two piece suite in white comprising low level WC and pedestal wash hand basin with tiling to splash back. Radiator.



Kitchen/ Breakfast Room (11' 0" x 7' 3") or (3.35m x 2.21m)

UPVC double glazed window with blinds to front aspect. Plain walls and ceiling with down lights. Ceramic tiled floor. A fully fitted 'Sigma 3' fitted kitchen to include a range of matching wall and base units to include inset draws with complimentary work surfaces and matching upstand. One and a half bowl stainless steel sink with drainer and mixer tap. Electric oven with four ring gas hob and canopy extractor over. Space for tall fridge/freezer and plumbing for washing machine. Cupboard housing combination boiler. Radiator. Space for a breakfast table and chairs.



Lounge/Diner (14' 4" x 14' 4") or (4.37m x 4.37m)

A spacious well presented lounge / diner with UPVC French doors out onto the garden. Plain walls and ceiling with laminate flooring. Door to a generous under stairs storage cupboard. Radiator.



Landing

Staircase leading to landing which has fitted carpets. Access to loft. Doors to all first floor rooms.



Master Bedroom (13' 7" x 7' 10") or (4.13m x 2.39m)

Situated to the rear of the property with a UPVC double glazed window overlooking the garden with blinds to remain and radiator under. Plain walls and ceiling. Laminate flooring. Built in wardrobe.



Bedroom Two (11' 9" x 7' 10") or (3.59m x 2.38m)

Situated to the front of the property with a UPVC double glazed window, blinds to remain and radiator under. Plain walls and ceiling. Laminate flooring. Built in wardrobe.



Bedroom Three (9' 0" x 6' 2") or (2.75m x 1.87m)

Situated to the rear of the property with a UPVC double glazed window overlooking the garden with blinds to remain and radiator under. Plain walls and ceiling. Laminate flooring.



Bathroom (6' 2" x 6' 2") or (1.88m x 1.87m)

A high specification fitted bathroom suite with obscure UPVC double glazed obscured window to front aspect. Plain ceiling with down lights and extractor fan. Partially plain walls with tiling to splash back areas. Tiled flooring. Three piece suite in white comprises of a low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower with screen. Radiator.



Garden

The rear garden is fully enclosed and low maintenance to include a patio area with decorative stones and pathway leading to rear gate access.

The front is open plan and has two parking spaces.

Services

Mains electricity, mains water, mains gas, mains drainage

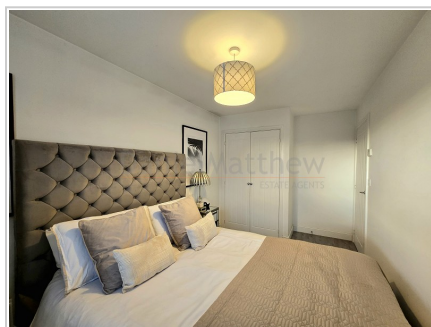
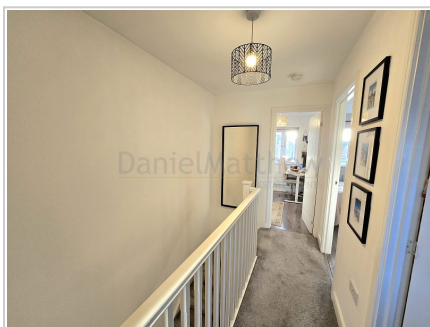
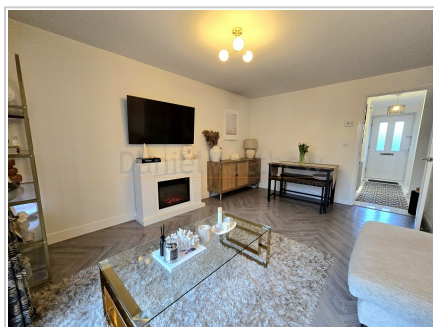
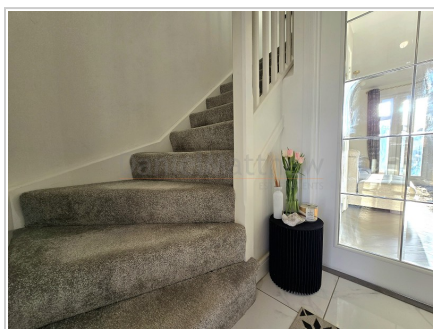
EPC Rating: B85

Tenure

We are informed that the tenure is Freehold

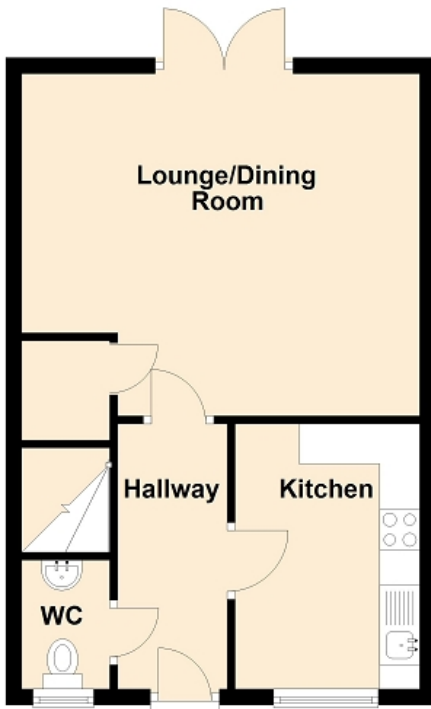
Council Tax

Band D



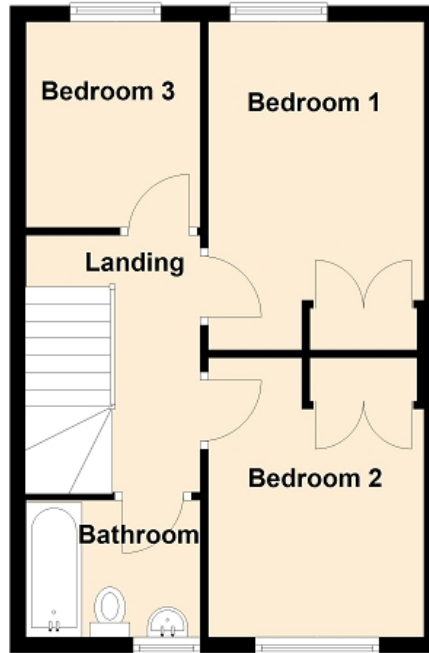
Ground Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)

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.