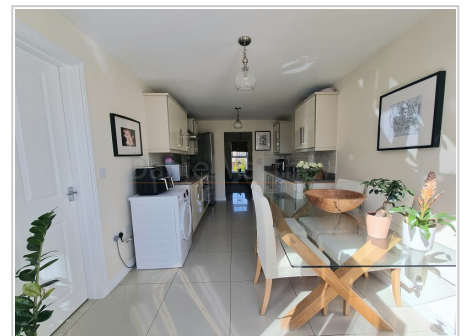


16 Bryn Blodau'r Haul
Coity
Bridgend
CF35 6FX

£265,000



- BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE
- TWO LOUNGE ROOMS
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS WC
- FIRST FLOOR LOUNGE AND DOUBLE BEDROOMS PLUS FAMILY BATHROOM
- TOP FLOOR MASTER WITH EN SUITE AND THIRD DOUBLE BEDROOM
- GARAGE AND PARKING TO REAR BEAUTIFUL GARDEN TO FRONT AND REAR GARDEN
- SITUATED ON THE POPULAR PARC DERWEN ESTATE
- LARGER THAN AVERAGE TOWN HOUSE

Ref: PRA10904

Viewing Instructions: Strictly By Appointment Only

General Description

* IMMACULATE THREE BEDROOM TOWNHOUSE * Daniel Matthew are pleased to offer for sale this three/four bedroom townhouse. Comprising kitchen/diner, living room, utility room and WC to the ground floor. To the first floor a second lounge(or possible bedroom), double bedroom and family bathroom. On the second floor a generous Master with en-suite and third double bedroom. Further benefits off road parking to the rear, Single Garage, Enclosed Garden to the front and beautiful garden to the rear. Enclosed landscaped low maintenance rear garden, Must to view to appreciate this beautifully presented family home. Close to local amenities, M4 and excellent rail access.

Accommodation



Entrance Hallway

Beautiful entrance to this spacious family home with plan walls, plain ceiling, tile flooring, storage cupboard, radiator and access to the staircase and ground floor rooms.



Lounge

Downstairs lounge with a UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, tile flooring and access to the kitchen/diner.



Kitchen/ Diner

UPVC french doors opening out to the private garden with a modern kitchen with wall and base units with complimentary worktops, sink and mixer tap, electric oven, gas stove with extractor over, space for fridge/freezer, space for a washing machine, plain ceiling, plain walls, tile flooring, radiator and access to the ensuite.



Utility Room

UPVC double glazed window to rear aspect, wall and base units with stainless steel sink and mixer tap, complimentary worktops space for a washing machine, plain walls, plain ceiling, tile flooring and radiator.



WC

Low level WC, pedestal wash hand basin, radiator, tile splash back, plain walls, plain ceiling and tile flooring.



Landing

Landing with plain walls, plain ceiling, carpet flooring and storage cupboard.



Bedroom Three

Beautiful bedroom with double fitted wardrobes, two UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Second Reception Room

First floor lounge with two UPVC double glazed windows to front aspect, plain walls, plain ceiling, radiator and carpet flooring.



Bathroom

Modern bathroom with a Three piece en suite comprising panel bath with shower over and side glass screen, low level WC, pedestal wash hand basin with tile splash, plain walls, plain ceiling, laminate flooring and radiator.

Landing Two

Split landing with plain walls, plain ceiling and carpet flooring.



Bedroom One

Spacious and immaculate primary bedroom with double fitted wardrobes, two UPVC double glazed windows to front aspect, plain walls, plain ceiling, access to the en suite, carpet flooring and radiator.



En Suite

Three piece en suite comprising shower enclosure, low level WC, pedestal wash hand basin with tile splash back, plain walls, plain ceiling, tile flooring and radiator.



Bedroom Two

Second bedroom with double fitted wardrobes, UPVC double glazed windows to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Outside

FRONT- Enclosed shared front with railings boundary, path leading to the main entrance, laid ot lawn and mature shrubs.

REAR- Fence boundary with laid to gravel boundary and laid to gravel to the side of the garden, laid to patio, laid to lawn and mature shrubs, rear gate access with path leading to the garage and a ideal area for recycling.

Garage

Rear garage with up and over door and parking to the front of the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

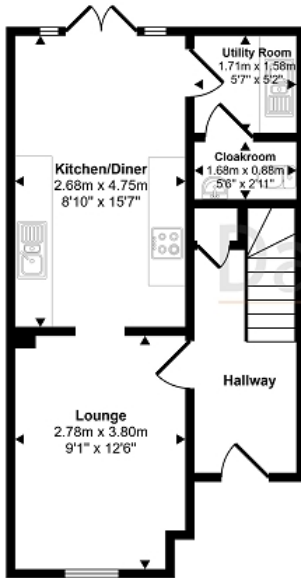
We are informed that the tenure is Freehold

Council Tax

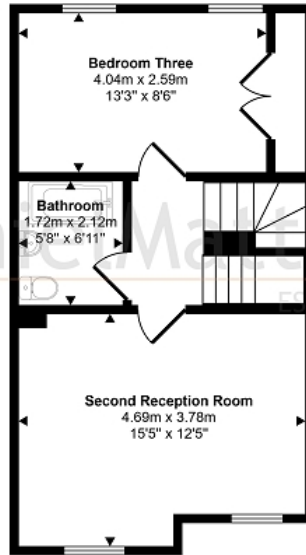
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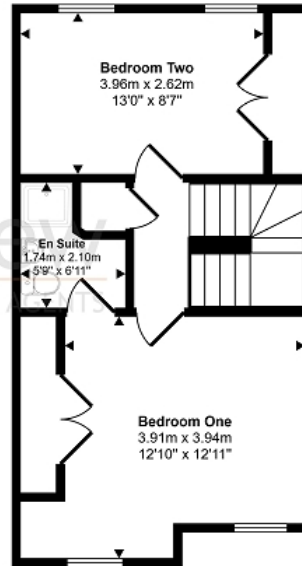
Approx Gross Internal Area
116 sq m / 1249 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 40 sq m / 428 sq ft



Second Floor
Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.