

1 Clos Stratton
Coity
Bridgend
CF35 6GR

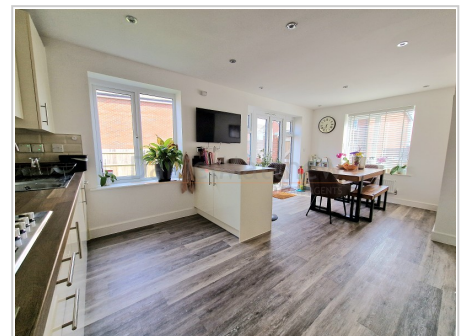
£320,000



- Four Bedroom Detached Family Home
- Lounge
- Open Plan Kitchen/Diner
- Utility Room
- Off Road Parking
- Garage
- Approx 6 Years remaining on NHBC
- Close To Amenities
- Good Transport Links
- Call To View 01656 750764.

Ref: PRA10284

Viewing Instructions: Strictly By Appointment Only



General Description

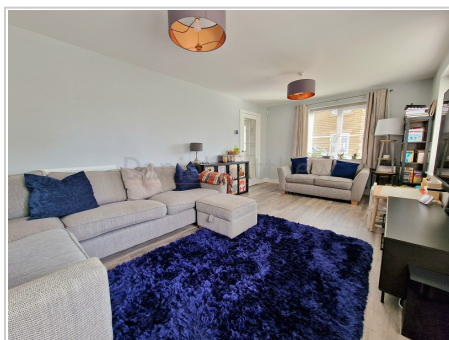
* Four Bedroom Detached * Daniel Matthew are pleased to offer for sale this four bedroom family home situated on the Taylor Wimpey site Coity. Comprising hallway, cloakroom, lounge, kitchen/diner and utility room. To the first floor four bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, gardens to front and rear, single garage with power and lighting. With good transport links and short drive to both Junction 35 & 36 of the M4 motorway. Call our team to arrange a viewing 01656 750764.

Accommodation



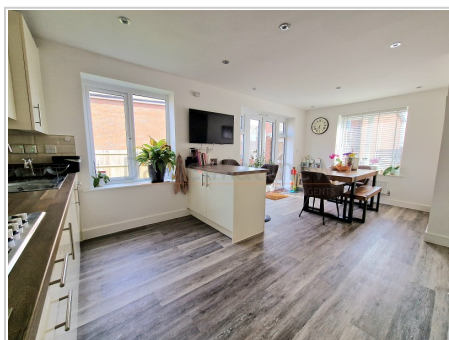
Entrance

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



Lounge (19' 09" x 11' 03") or (6.02m x 3.43m)

Dual aspect to front and side aspect UPVC double glazed windows, plain ceiling, plain walls, LVT flooring, radiator.



Kitchen/ Diner (19' 08" x 11' 06" Max) or (5.99m x 3.51m Max)

Dual aspect to front and side UPVC double glazed window, UPVC double glazed French doors leading to garden. Matching wall and base units with complimentary work surface and splashback, stainless steel sink/drainage, integrated hob and over, dishwasher, fridge/freezer, LVT flooring, radiator.

Cloakroom/w.c

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

Landing

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



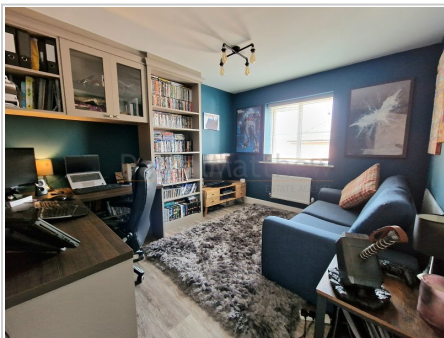
Master Bedroom (11' 02" x 11' 06") or (3.40m x 3.51m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, radiator, built in wardrobes, door to ensuite.



En Suite

Plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle with shower over, heated towel rail.



Bedroom Two (9' 10" x 11' 10") or (3.00m x 3.61m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, LVT flooring, radiator, built in office furniture.



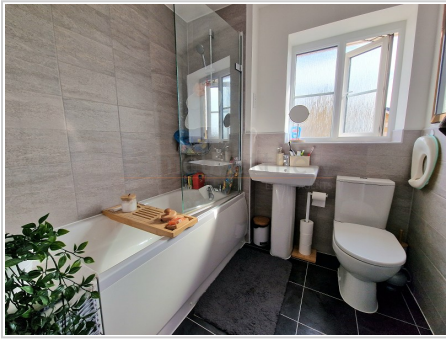
Bedroom Three (9' 08" x 9' 11" Max) or (2.95m x 3.02m Max)

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



Bedroom Four (8' 03" x 10' 0" Max) or (2.51m x 3.05m Max)

Dual aspect to front and side UPVC double glazed window, 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, panelled bath with shower, vinyl flooring, heated towel rail.



Outside

Front - Steps leading to entrance door, side access to garden.

Side - Laid to lawn, hedge lined.

Side Garden - Fenced and wall boundaries, laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

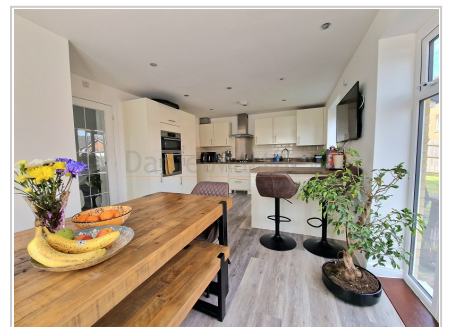
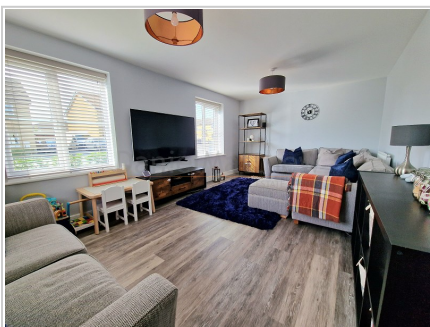
EPC Rating: B85

Tenure

We are informed that the tenure is Freehold

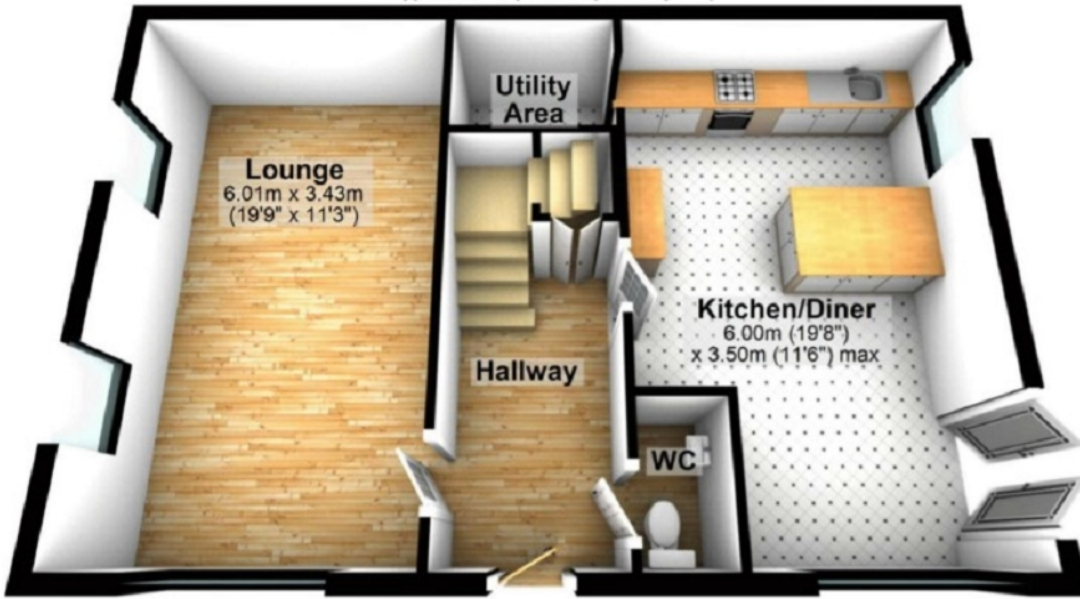
Council Tax

Band E



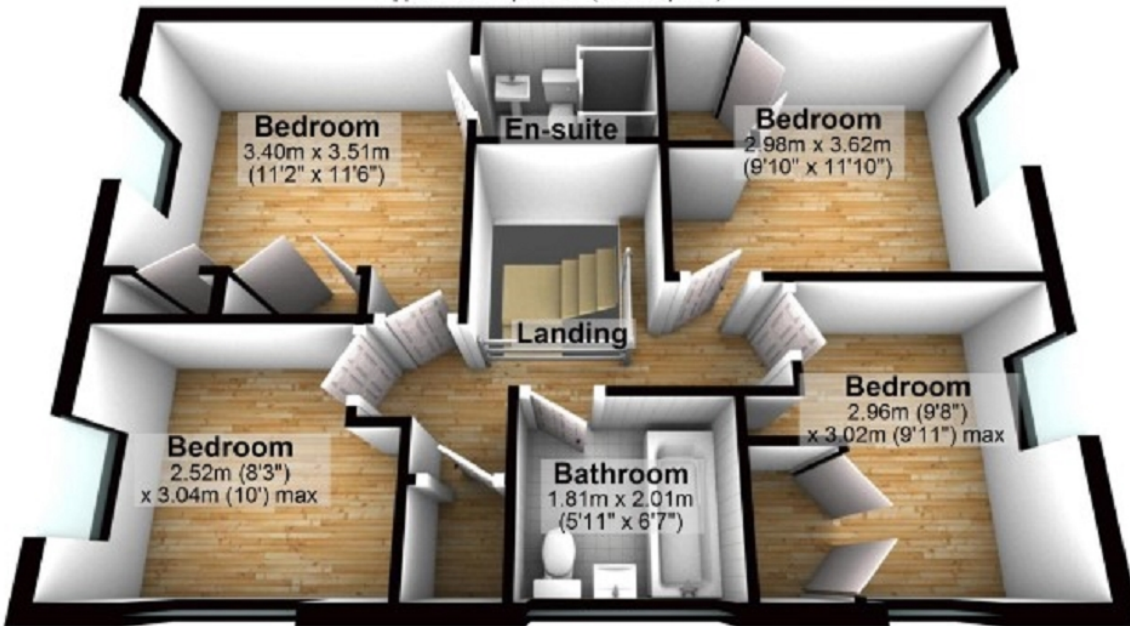
Ground Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.8 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.