



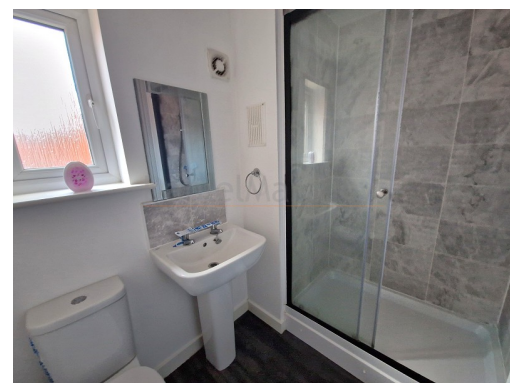
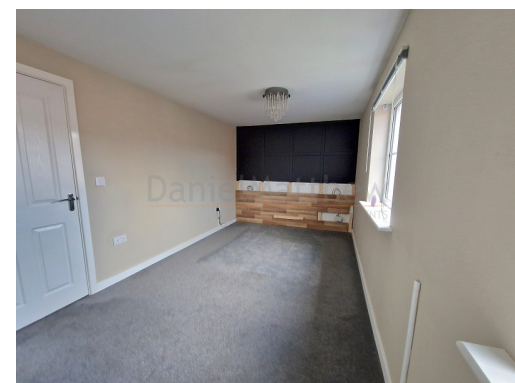
Tal Coed, Coity, Bridgend. CF35 6QA

£235,000



Daniel Matthew Estate Agents
10 The Triangle, Brackla, Bridgend. CF31 2LL
01656 750764

DanielMatthew
ESTATE AGENTS



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*** Three Bedroom Detached * Daniel Matthew are pleased to offer for sale this three bedroom detached. The property comprises hallway, large lounge, kitchen/diner, cloakroom. To the first floor three bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, garden to front and rear. Offered with No Onward Chain call our team to arrange a viewing 01656 750764.**



Entrance Porch

Enter via composite door to hallway, plain ceiling, plain walls, tiled flooring, door to lounge.

Lounge/Diner (18' 09" x 16' 04") or (5.72m x 4.98m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, tiled flooring, radiator, TV feature unit. UPVC double glazed French doors leading to front aspect, door to inner hallway.



Inner Hallway

Plain ceiling, plain walls, tiled flooring, doors leading to ground floor rooms, stairs to first floor.

Cloakroom/w.c

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

Kitchen/ Diner (18' 08" x 7' 02") or (5.69m x 2.18m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units, stainless sink/drain, plumbing for washing machine, space for fridge/freezer, integrated hob and oven. Tiled flooring, understairs storage cupboard.



Landing

UPVC double glazed window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, storage cupboard, doors leading to all first floor rooms.

Master Bedroom (17' 03" x 8' 07") or (5.26m x 2.62m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls with feature panelling, carpet flooring, radiator, door to ensuite.

En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, LVT flooring, low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator.

Bedroom Two (11' 05" x 8' 07") or (3.48m x 2.62m)

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

Bedroom Three (9' 09" x 7' 02") or (2.97m x 2.18m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature panelling, tiled flooring, radiator.

Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over, radiator.

Outside

Front - Off road parking, laid to lawn, side access.

Rear - Fenced and wall boundaries, raised decking area, artificial grass.

Services

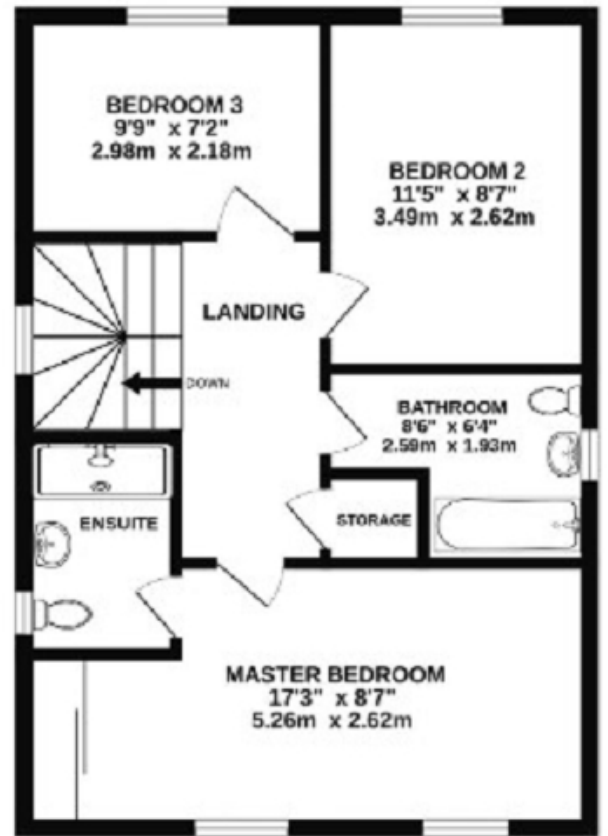
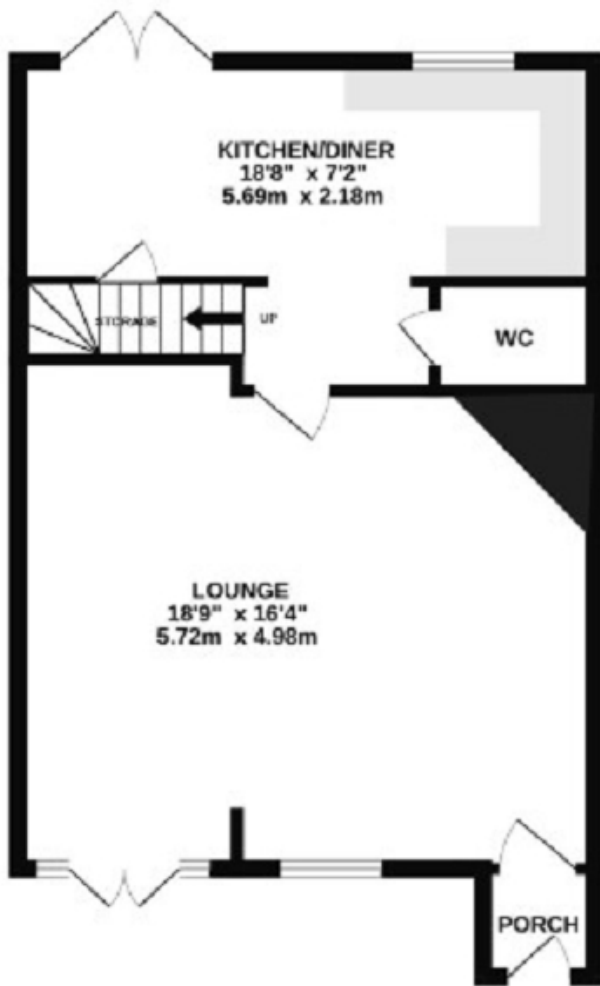
This property has the following services: Mains electricity, mains water, mains gas, mains drainage


Tenure

The resale tenure for this property is Freehold

Council Tax

The council tax for this property is band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.