

23 Heol Bevan
Coity
Bridgend
CF35 6JT

£220,000



- Immaculate Three Bedroom Semi Detached
- Off Road Parking For Two Vehicles
- Cloakroom
- South facing Rear Garden
- Close To Coity Castle
- Good Links To M4
- Close To Princess of Wales Hospital
- Viewing's Highly Recommended



Ref: PRA10430

Viewing Instructions: Strictly By Appointment Only

General Description

* Immaculately Presented Three Bedroom Semi * Daniel Matthew are pleased to offer for sale this three bedroom semi detached situated on the Taylor Wimpy site close to Coity Castle. Comprising kitchen, cloakroom, lounge. To the first floor three bedrooms and bathroom. Further benefits include two parking spaces, south facing garden to rear. Close to transport links and local amenities. Viewing highly recommended. Call to arrange viewing 01656 750764.

Accommodation

Entrance

Enter via composite door to front aspect, plain ceiling, plain walls, tiled flooring.



Kitchen (11' 1" x 7' 5") or (3.38m x 2.26m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, range of wall and base units with complementary worktops, one and a half bowl stainless steel sink and drainer with mixer tap over, integrated gas hob with electric oven, plumbing for washing machine, space for fridge/freezer, stainless steel splashback, radiator, tiled floor.



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

UPVC french doors to rear aspect, plain ceiling, plain walls with feature panelling, laminate flooring, radiator, storage cupboard.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, low level WC, pedestal wash hand basin, tiled floor.



Landing

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



Bedroom One (13' 7" x 7' 10") or (4.14m x 2.39m)

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



Bedroom Two (10' 4" x 7' 10") or (3.16m x 2.39m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature panelling, radiator, carpet floor, fitted wardrobes.



Bedroom Three (9' 1" x 6' 1" Max) or (2.77m x 1.85m Max)

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



Bathroom

UPVC obscure glazed window to front aspect, plain ceiling, plain walls, three piece white suite comprising panel bath with shower attachment, tiled splashback, pedestal wash hand basin, low level WC, radiator, tiled floor.



Outside

Front Garden - Laid with decorative stone.

Rear Garden - Fenced boundary, garden laid with artificial grass, patio area, decking area with pagoda, side access leading to front.

Parking for two vehicles to the front of the property.

Services

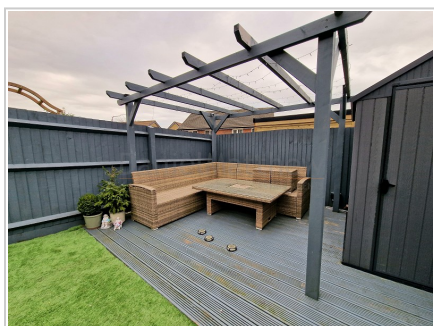
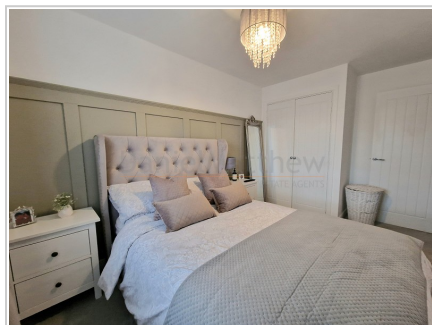
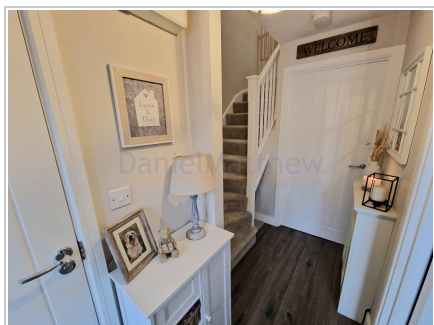
Mains electricity, mains water, mains gas, mains drainage

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.