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Bridgend
Bridgend County
CF35 6AN

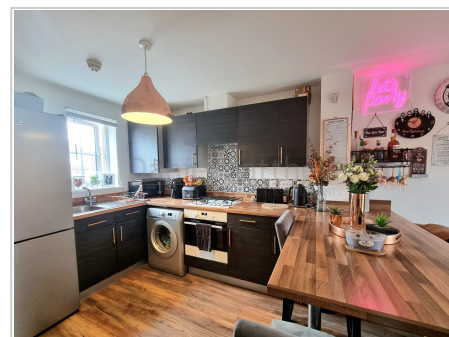
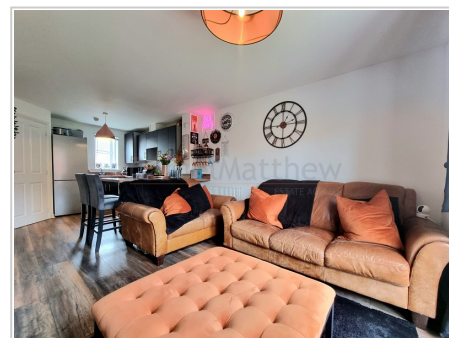
£179,950



- Two Double Bedroom End Terraced
- Open Plan Living / Kitchen
- Cloakroom / WC
- Neatly Presented Rear Garden With Outside Electric
- Two Parking Spaces To Rear
- Situated for Easy Access To M4 & Amenities
- Ideal First Time Buy or Investor Purchase
- Well Presented Throughout
- Approximately 2 years Left on NHBC Warranty

Ref: PRA10509

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this very well presented two double bedroom end terrace property. This is a perfect home for a first time buyer or investment buy. The property comprises of an entrance hall, cloakroom, open plan living/ kitchen living space with french doors over looking the garden. To the first floor there are two double bedrooms and a bathroom. The garden has been landscaped with a patio and has outside electricity with a gate leading to the rear where there two parking spaces. The property benefits from approximately 2 years left of the NHBC warranty and within close proximity to Junction 36 of the M4. Local shops and amenities are all within close proximity. Call 01656 750764 to arrange a viewing.

Accommodation

Entrance Hallway

Enter via the front door into the hallway. Skimmed walls and ceiling. Tiled flooring. Radiator. Electric trip switch box. Adequate space for storage and access to the ground floor living space. Carpeted staircase off to first floor.



Lounge/Kitchen (22' 2" x 12' 2") or (6.75m x 3.71m)

An open plan living room / kitchen with UPVC double glazed window to front aspect, UPVC double glazed french doors to rear aspect accessing the garden. Skimmed walls and ceiling. Laminate flooring throughout. The kitchen is situated to the front and has a range of wall and base units with complementary worktops, stainless steel sink with mixer taps, tiling to splash back areas, space for fridge/ freezer, plumbing for washing machine, integrated oven and gas hob with extractor over, cupboard housing the combination boiler and breakfast bar. The lounge area is to the rear and has under stairs storage, radiator and access to the cloakroom / WC.



Cloakroom/w.c (4' 11" x 2' 10") or (1.49m x 0.87m)

A two piece suite in white which has been tastefully decorated. Skimmed walls and ceiling with tiled floor and radiator.

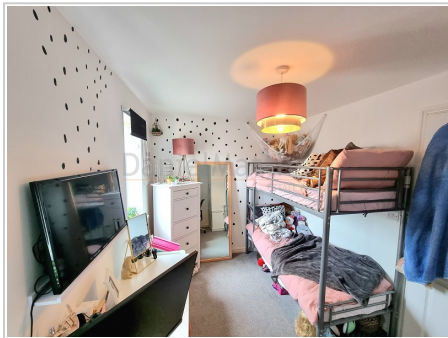
Landing

Fitted carpets. Access to loft which is part boarded. Doors to first floor rooms.



Bedroom One (12' 2" x 7' 10") or (3.71m x 2.39m)

Situated to the rear with UPVC double glazed window over looking the garden with radiator under. Skimmed walls and ceiling and fitted carpets. Space for free standing wardrobes.



Bedroom Two (12' 2" x 7' 10") or (3.71m x 2.39m)

Situated to the front of the property with two UPVC double glazed windows. Radiator. Skimmed ceiling. Fitted carpets. Built in cupboard / wardrobe.



Bathroom (5' 11" x 5' 6") or (1.81m x 1.68m)

A three piece suite in white which comprises of a WC, pedestal wash hand basin and panelled bath with shower off taps and shower curtain. Skimmed walls and ceiling with tiling to splash back areas. Radiator. Vinyl flooring. Extractor. UPVC obscure double glazed window.

Garden

A maintenance free garden nicely presented with pathway leading to rear gate giving access to two parking spaces at the rear. A private seating area to the side with patio and decorative stones. Electric points.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B82

Tenure

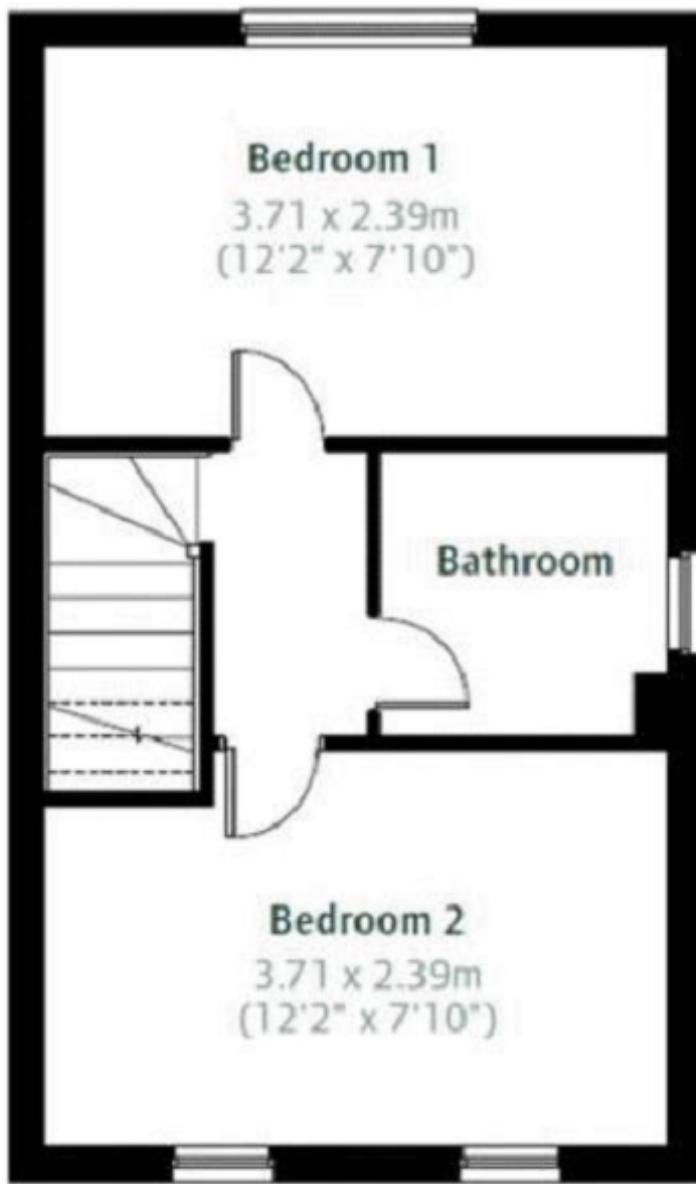
We are informed that the tenure is Freehold

Council Tax

Band C







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.