

4 Maes Yr Eos
Coity
Bridgend
Bridgend County
CF35 6DJ

£199,950



- Well Presented Two Double Bedroom Home
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Downstairs Cloakroom / WC
- Ensuite To Master Bedroom
- Modern Bathroom Suite
- Private Low Maintenance Garden
- Garage Plus Parking
- Close To Local Amenities & M4
- Viewing Highly Recommended

Ref: PRA10558

Viewing Instructions: Strictly By Appointment Only

General Description

*****TWO DOUBLE BEDROOM HOME WITH GARAGE***** This stunning two double bedroom end terrace house is located in a very desirable area on the Parc Derwen development. The property was built in 2012 and sits in an elevated position of this picturesque street and walking distance to the local Primary School. The property comprises of an entrance hallway, downstairs WC, a fitted kitchen/breakfast room and a lounge/diner with French doors leading to a well presented low maintenance rear garden. The property offers two double bedrooms, with a ensuite to the master. To the side of the property there is a garage with driveway parking. It is one of only a few streets with visitor parking lay-bys. Good transport links to Junction 36 of the M4 Motorway, the nearby McArthur Glen shopping outlet and the Princess of Wales Hospital. This is an ideal purchase for a first time buyer and is ready to move into. Call 01656 750764 to arrange an early viewing.

Accommodation



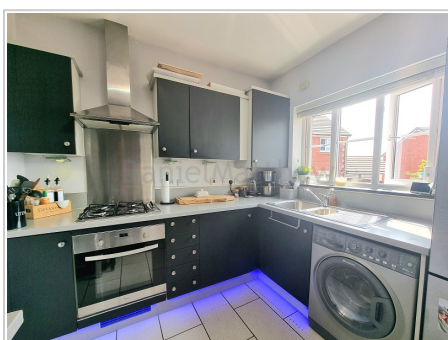
Entrance Hallway

Enter via front door into hallway. Flat skimmed walls and ceiling. Carpeted staircase to first floor. Under stairs storage cupboard. Wood laminate flooring. Radiator. Opening into kitchen. Doors to lounge and cloakroom /wc.



Cloakroom/w.c

A two piece suite in white which includes a WC and pedestal wash hand basin. Tiling to splash back area. Slimmed walls and ceiling. Radiator. Extractor. Laminate flooring.



Kitchen (8' 7" x 8' 7") or (2.62m x 2.61m)

Situated to the front of the property giving pleasant views via a UPVC double glazed window. A modern fully fitted kitchen which includes a range of wall and base units with inset draws and coordinating work surfaces. Cupboard housing combination boiler. Breakfast bar. Stainless steel one and a half bowl sink with mixer taps. Plumbing for automatic washing machine. Integrated electric oven with gas hob and canopy extractor over. Space for tall fridge freezer. Skimmed ceiling with spot lights. Ceramic tiled floor. Radiator.



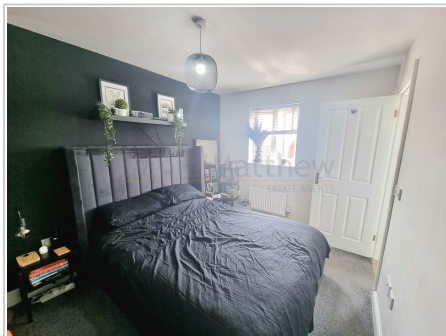
Lounge (15' 1" x 12' 4" Max) or (4.61m x 3.77m Max)

L shaped narrowing to 2.25M. A beautifully presented room situated to the rear elevation which has two UPVC double glazed windows and French doors to the garden giving lots of natural light. Skimmed walls and ceiling which includes feature wall panelling and media wall. Laminate flooring. Radiator.



Landing

Flat skimmed walls and ceiling. Access to loft which is part boarded and has a loft ladder. Radiator. Fitted carpets.



Master Bedroom (12' 3" x 8' 8") or (3.73m x 2.65m)

Situated to the front with UPVC double glazed window with pleasant views, blind to remain and radiator under. Skimmed walls and ceiling. Fitted carpets. Door leading to ensuite.



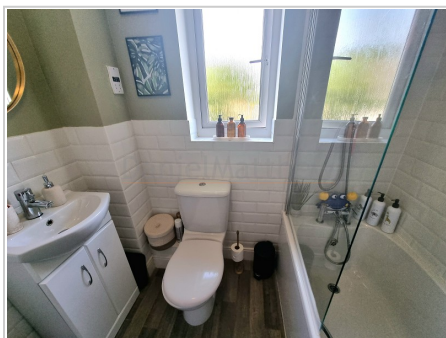
En Suite (6' 0" x 6' 4" Max) or (1.84m x 1.94m Max)

A three piece suite in white which includes a shower cubicle, WC and pedestal wash hand basin. Tiling to splash back areas. Skimmed walls and ceiling. Extractor. UPVC obscure glazed window. Radiator. Vinyl flooring.



Bedroom Two (8' 9" x 8' 8") or (2.67m x 2.64m)

Situated to the rear with UPVC double glazed window with blind looking over the garden. Skimmed walls and ceiling and one feature papered wall. Radiator. Fitted carpets.



Bathroom (6' 8" x 5' 6") or (2.03m x 1.67m)

A high specification bathroom suite in white which includes a panelled bath with shower off the taps and screen, WC and wash hand basin set within a vanity unit. Tiling to all splash back areas. Vinyl flooring. Radiator. UPVC obscure glazed window to rear.



Garden

A private landscaped low maintenance rear garden on a corner plot bounded by a brick wall. Patio area, decorative stones and an elevated artificial lawn. Gate to side. Ideal for entertaining.

Services

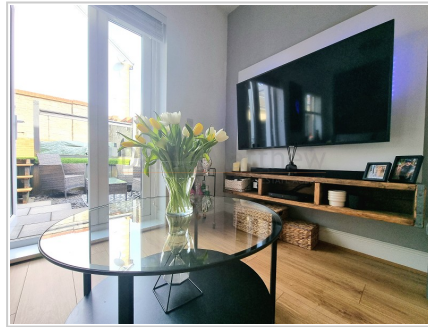
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C79

Tenure

We are informed that the tenure is Freehold

Band C





GROUND FLOOR



FIRST FLOOR

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.