

9 Heol Bevan
Coity
Bridgend
CF35 6JT

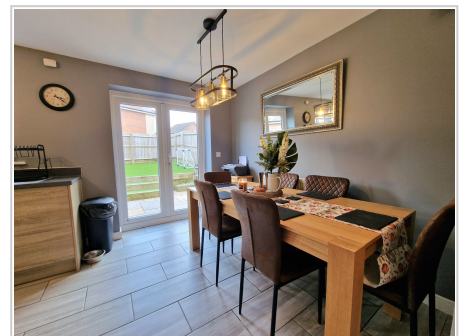
£259,950



- Three Bedroom Detached Family Home
- Lounge
- Kitchen/Diner
- Cloakroom
- Ensuite
- Off Road Parking
- Redeveloped Rear Garden
- Within Walking Distance To Coity Castle
- Viewings Highly Recommended
- Approx 4 Years Remaining on NHBC

Ref: PRA10706

Viewing Instructions: Strictly By Appointment Only



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General Description

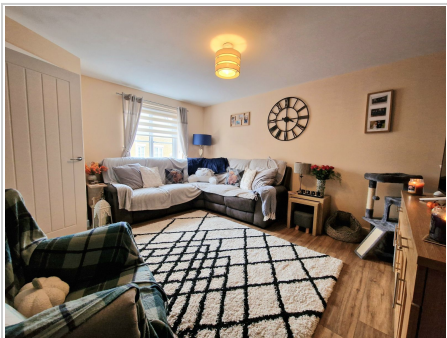
This three-bedroom detached family home features a spacious lounge and a kitchen/diner. The property includes an ensuite bathroom off the master bedroom, along with an additional cloakroom for convenience. The home is equipped with off-road parking and has a redeveloped rear garden, ideal for outdoor activities.

Located within walking distance to Coity Castle, this property offers easy access to local amenities. Viewings are highly recommended. It has approximately four years remaining on the NHBC warranty, ensuring peace of mind for potential buyers.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, vinyl flooring, stairs to first floor, door to lounge.



Lounge (13' 10.93" x 12' 1.28") or (4.24m x 3.69m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, door to kitchen/diner.



Kitchen/ Diner (15' 5.83" x 9' 4.99") or (4.72m x 2.87m)

UPVC window to rear aspect, UPVC French doors leading to rear garden. Matching wall and base units, integrated hob and oven with extractor hood over, plumbing for washing machine, integrated fridge/freezer. Plain ceiling, plain walls, tiled flooring, radiator, understairs storage cupboard, door to cloakroom.



Cloakroom/w.c

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



Landing

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



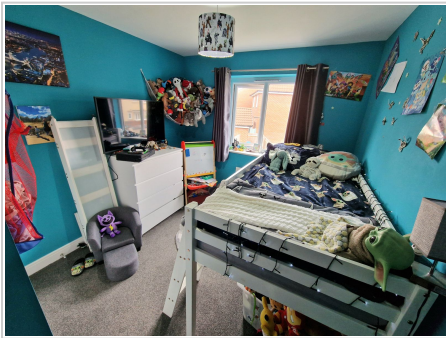
Master Bedroom (12' 1.28" x 9' 3.42") or (3.69m x 2.83m)

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



En Suite (5' 8.9" x 5' 5.75") or (1.75m x 1.67m)

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



Bedroom Two (10' 9.92" x 8' 7.54") or (3.30m x 2.63m)

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



Bedroom Three (11' 7.76" x 6' 6.74") or (3.55m x 2.00m)

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



Bathroom

Plain ceiling, plain walls with tiled splashback, panelled bath, low level WC, pedestal wash hand basin, vinyl flooring, radiator.



Outside

Front - Small frontage with steps leading to property, parking for two vehicles and side access leading to rear garden

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold



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.

