

3 Rhodfa'r Celyn
Coity
Bridgend
CF35 6FN

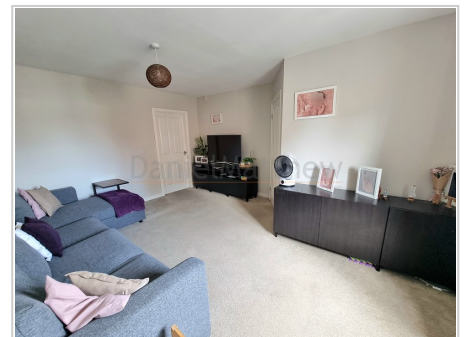
£235,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- AN IDEAL HOME FOR FIRST TIME BUYERS
- CLOAKROOM, BATHROOM & EN-SUITE
- SOUGHT-AFTER COITY AREA
- VIRTUAL TOUR AVAILABLE
- FRONT & REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE
- CLOSE TO M4 CORRIDOR, LOCAL AMENITIES AND SCHOOLS
- TO ARRANGE YOUR VIEWING, PLEASE CALL 01656 750764

Ref: PRA11011

Viewing Instructions: Strictly By Appointment Only



General Description

*** Ideal for First-Time Buyers - Three-Bedroom Semi-Detached ***

Daniel Matthew Estate Agents are pleased to offer for sale this well presented persimmon built three bedroom semi detached property situated in the sought-after Parc Derwen development in Coity. An ideal home for first time buyers. The ground floor comprises a welcoming entrance hallway, a convenient cloakroom, a bright and spacious lounge, and a modern kitchen/diner that's perfect for entertaining guests. To the first floor you will find three bedrooms, a family bathroom, and an en-suite to the main bedroom.

Further benefits include front and rear gardens, side access, a driveway, and a single garage. The property is situated within a great school catchment area, close to local amenities, and offers easy access to the M4 corridor - ideal for commuters.

Virtual tour available - view from the comfort of your home. To arrange your viewing, please contact a member of our team on 01656 750764.

Accommodation



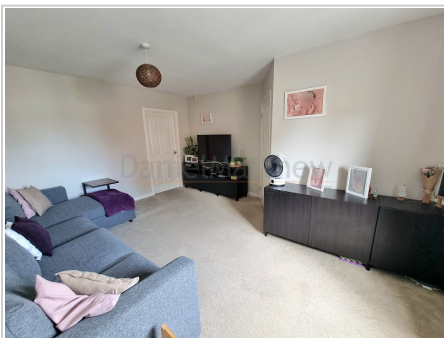
Entrance Hallway

Enter via newly fitted obscured composite door into welcoming hallway, plain ceiling, plain walls, wood effect vinyl flooring, radiator, staircase leading to first floor, doors leading into Cloakroom and Lounge.



Cloakroom/w.c

Plain ceiling with extractor fan, plain walls with one feature papered wall, wood effect vinyl flooring, electric consumer unit, two piece suite comprising low level WC and corner pedestal wash hand basin with tiled splashback, radiator.



Lounge (15' 11" Max x 12' 8") or (4.85m Max x 3.86m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into Kitchen/Dining Room.



Kitchen / Dining Room (15' 11" x 10' 4") or (4.84m x 3.14m)

UPVC double glazed window to rear aspect, UPVC French doors leading to enclosed rear garden, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric cooker with four ring gas hob and extractor fan, space for fridge/freezer and Tumble dryer or dishwasher, plumbing for washing machine, wall mounted combination boiler, understairs storage cupboard, space for dining table and chairs.



Landing

Plain ceiling with loft access, plain walls, fitted carpet, storage cupboard, doors leading to all first floor rooms.



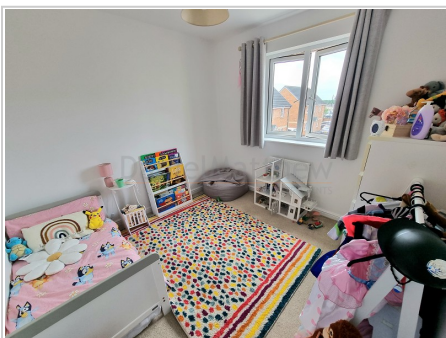
Bedroom One (12' 9" x 9' 6") or (3.88m x 2.90m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, wardrobes to remain, door leading into en-suite.



En Suite (7' 11" x 5' 3") or (2.42m x 1.59m)

UPVC double glazed obscured window to front aspect, plain ceiling with extractor fan, plain walls, vinyl flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, single shower cubicle with mains overhead shower.



Bedroom Two (9' 1" x 9' 0") or (2.77m x 2.75m)

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



Bedroom Three (8' 9" x 6' 5") or (2.67m x 1.96m)

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



Outside

Front - Pathway and steps leading to front door, laid to lawn area.

Rear - Brick and fenced boundaries, side gate access, large patio area, ideal for hosting for family/friends, steps leading down to stone chippings area.

Garage & Driveway - To the rear of the property, you will see a cluster of three garages, the garage and parking space in the middle belongs to this property.

Services

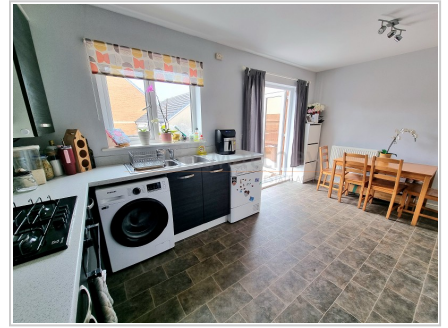
Mains electricity, mains water, mains gas, mains drainage

Tenure

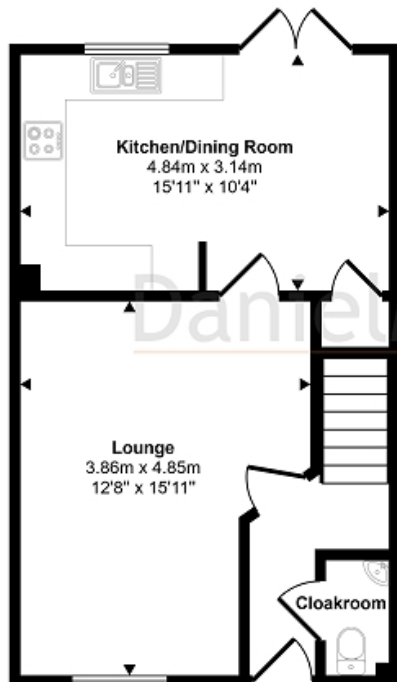
We are informed that the tenure is Freehold

Council Tax

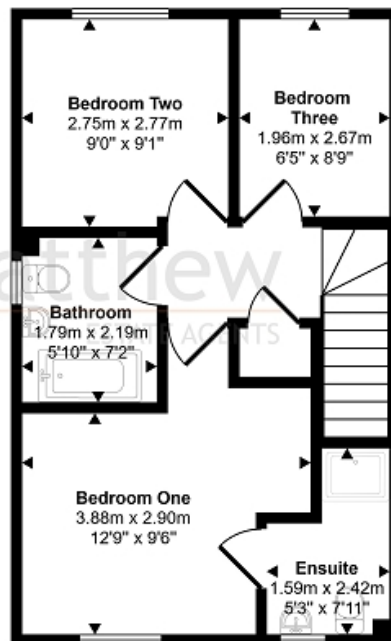
Band D



Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.