



13 Heol Bevan, Coity,
Bridgend, CF35 6JT





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£290,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

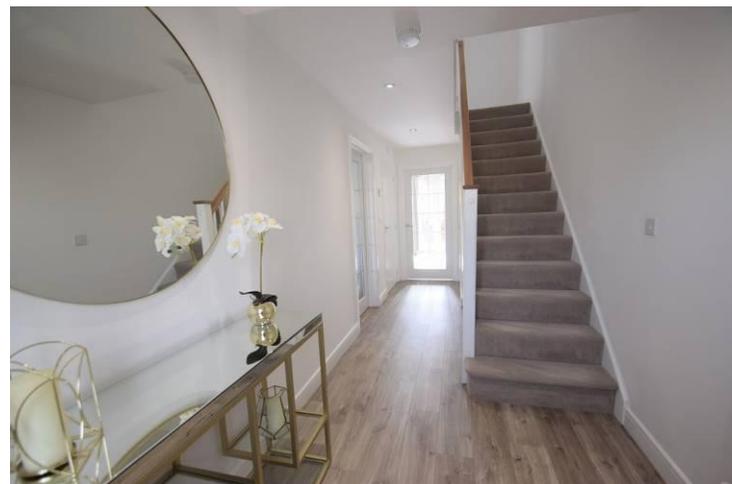
Watts & Morgan are delighted to present to the market this immaculately presented four bedroom detached property. Located in the brand new Taylor Wimpey 'Gerddi Castell' development in Coity; built in May 2019. This 'Midford' design comprises; hallway with WC, generous bay-fronted lounge, open plan kitchen/dining room with integral appliances and utility room. First floor landing, master bedroom with fitted wardrobes and en-suite, two further double bedrooms with wardrobes, a single bedroom and 3-piece family bathroom. Externally enjoying off-road parking for two vehicles with single garage and a fully landscaped rear garden. No ongoing chain. EPC Rating; B.

- Bridgend Town Centre 2.8 miles
 - Cardiff City Centre 19.5 miles
 - M4 (J36) 1.8 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a glazed composite door into the entrance hallway offering a carpeted staircase to the first floor landing, recessed ceiling spotlights and wood-effect Karndean flooring. On offer is an understairs storage cupboard with power supply and a downstairs 2-piece cloakroom WC.

The Lounge is a generous sized bay-fronted reception room providing ample space for soft furnishings and enjoying a neutral décor with continuation of Karndean flooring.

The Kitchen/dining room has been fitted with a range of 'Shaker-Style' ivory wall and base units with complementary butchers block-effect work surfaces. A range of integral appliances to include; 'AEG' 4-ring gas hob with extractor hood over, eye-level double fan oven with grill and dishwasher. One cupboard houses the 'Ideal' combi boiler. Further benefitting from; a one and a half stainless steel sink unit, space for freestanding fridge/freezer, and a uPVC window overlooks the rear garden. Space is provided for dining furniture and French doors lead out onto the rear patio area. A courtesy door leads into the Utility Room which provides additional base units, worktop surface and plumbing for white goods.

FIRST FLOOR

The first floor landing offers a loft hatch and carpeted flooring with all primed oak doors leading off.

The master bedroom is a good sized double room enjoying a built-in wardrobes and offers a uPVC bay window to the front aspect with distant views over farmland. A courtesy door leads into a 3-piece en-suite shower room enjoying a double shower enclosure with folding glass doors and textured tiled splash back; wash hand basin, WC and one feature mirrored wall.

Bedrooms two and three are additional double rooms - neutrally decorated and both offering fitted wardrobes with uPVC windows to the rear aspect. Bedroom four - currently utilised as a home office - is a comfortable single room with uPVC window to the front aspect.

The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with textured tiles to splashback area and shower over with glass screen; wash hand basin and WC. Further benefitting from; mosaic-effect tiled flooring and a feature mirrored wall.

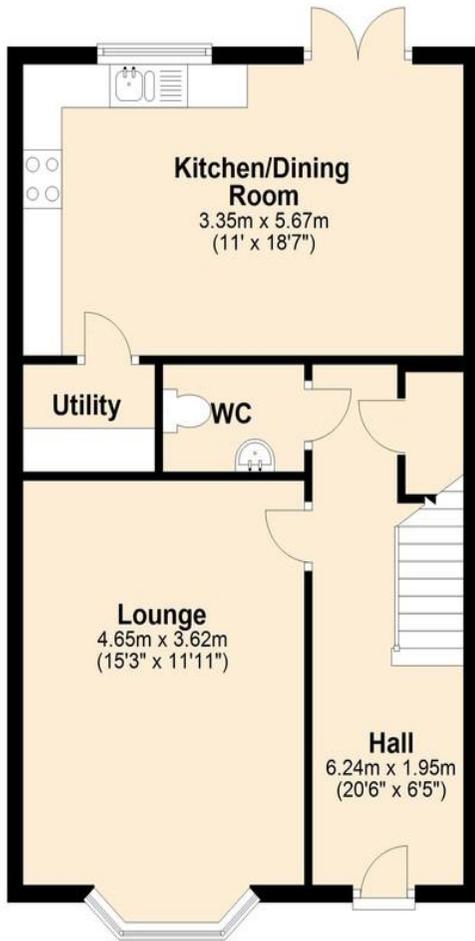
GARDENS & GROUNDS

No.13 is approached off the road onto a tarmac driveway providing off road parking for two vehicles leading to a single garage with up and over door and full power supply. The front of the property offers a bordered hedgerow with steps to front door. To the rear of the property lies a fully landscaped garden set on two levels enjoying a good size patio area with chipping border and balustrade - ideal for garden furniture. Steps lead down onto a further lawned section with chipping border. A courtesy gate leads onto the driveway.



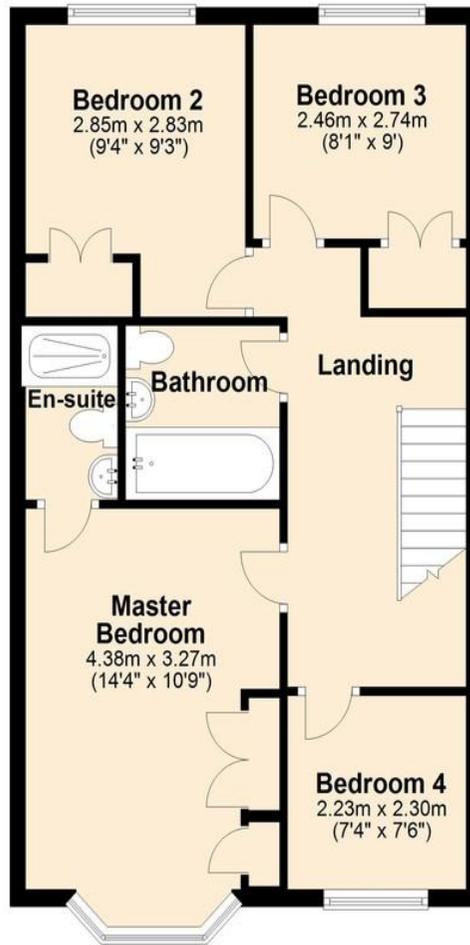
Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

SERVICES & TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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