



21 Heol Bevan, Coity  
Bridgend, CF35 6JT





## 21 Heol Bevan, Coity

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**£225,000** Freehold

### 3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this spacious three bedroom detached property, located in the brand new Taylor Wimpey 'Gerddi Castell' development in Coity; built in 2019. (8 years remaining on the NHBC). Accommodation comprises; entrance hall, lounge, kitchen/dining room, understairs storage with power supply & WC. First floor landing, master bedroom with en-suite shower room, further double bedroom, a comfortable single bedroom and a family bathroom. Externally enjoying off-road parking for two vehicles and a rear lawned garden with patio area. Offering no on-going chain. EPC Rating "B."

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 20.6 miles
- M4 (J36) 2.2 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering tiled flooring and a carpeted staircase to the first floor landing.

The lounge is a light and airy reception room enjoying carpeted flooring, a uPVC window to the front elevation and space for freestanding furniture.

A partly tiled 2-piece WC serves the ground floor.

The open plan kitchen/dining room has been fitted with a range of white shaker style wall and base units with wooden work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over. Space and plumbing has been provided for white goods and for a freestanding fridge freezer. Further features include a one and a half stainless steel sink unit, a uPVC window to the rear elevation, tiled flooring and a cupboard housing the combi boiler. The dining area offers continuation of tiled flooring, space for a dining room table and chairs, an understairs storage cupboard for storage with power supply and uPVC French doors provide access to the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space.

The master bedroom is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and double fitted wardrobe space. Leading into a 3-piece en-suite shower room.

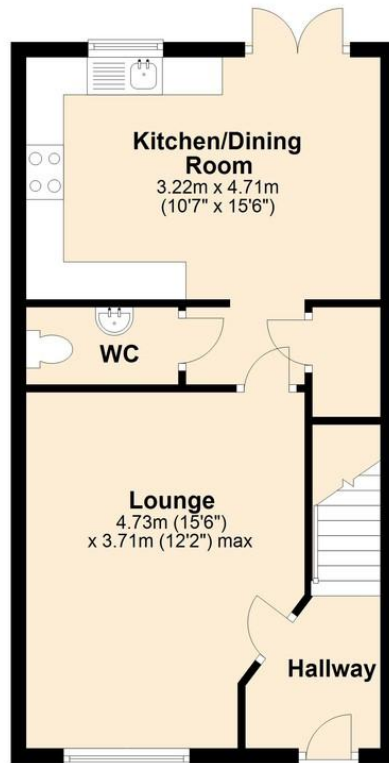
Bedroom two is a further good sized double bedroom offering carpeted flooring, fitted wardrobe space and a uPVC window to the rear elevation.

Bedroom three is a comfortable single bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding furniture.

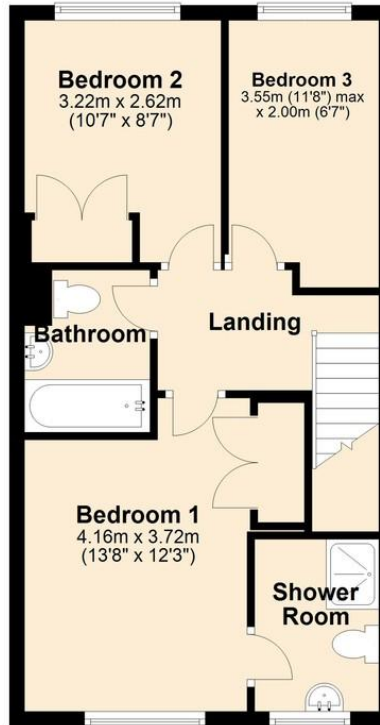
The partly tiled bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring and tiled walls.



## Ground Floor



## First Floor



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.

## GARDENS AND GROUNDS

No.21 is accessed off the road and enjoys private parking for two vehicles and a forecourt style front garden with stone chippings and plants. To the rear of the property lies an enclosed lawned garden with an extended patio area ideal for garden furniture. The garden further features a garden shed and a wooden courtesy gate provides access to the front.

## SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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