



43 Heol Stradling
Coity, Bridgend, CF35 6AN



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£325,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this detached four-bedroom family home located in the sought-after location of Parc Derwen in Coity. Close to local amenities, schools, shops, and Junction 36 of the M4 Motorway. Accommodation briefly comprises, entrance hallway, lounge, open plan kitchen, dining room, utility room, downstairs WC and office. First floor landing, main bedroom with en-suite shower room, three further double bedrooms and 3-piece family bathroom. Externally offering front lawned garden and rear low maintenance enclosed rear garden, private driveway with parking for 2 vehicles and single garage. EPC Rating "C"

Directions

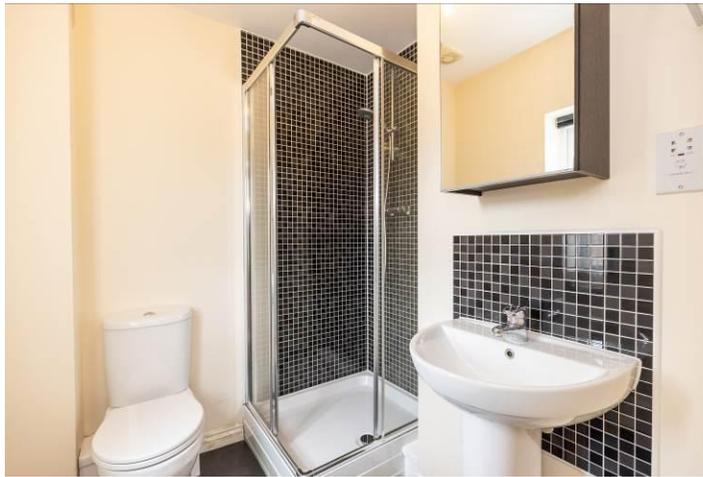
- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 1.7 miles

Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

Entrance to the property via a composite door into a spacious carpeted hallway with a central staircase leading to the first floor landing, featuring a large understairs storage cupboard.

The living room is a spacious room with carpeted flooring, central feature electric fireplace, double uPVC French doors with partially glazed panels leading out to the rear garden and uPVC window to the side elevation.

The second reception room/office features carpeted flooring and uPVC window to the front elevation. The downstairs WC has been fitted with a 2-piece white suite comprising low level WC, pedestal sink and vinyl flooring.

The kitchen/dining room has been fitted with a range of high gloss wall and base units and complementary wood effect laminate work surfaces and coordinating breakfast bar with space for high stools. Integral appliances to remain include 'Electrolux' oven and grill, 4-ring gas hob and stainless steel extractor fan.

Further features include dual stainless-steel sink, vinyl flooring, uPVC French doors with glazed panels lead out to the rear garden. The dining room is a sizeable room with ample space for dining furniture, carpeted flooring and uPVC window to the front elevation.

The utility room features continuation of vinyl flooring from kitchen, stainless steel sink, laminate work surfaces with storage cupboard housing the 'Ideal' gas combi boiler and uPVC window to the rear elevation.

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FIRST FLOOR

The first floor landing provides carpeted flooring, access to the loft hatch and storage cupboard housing the hot water tank.

Bedroom one is a good size double room benefiting from fitted wardrobes, carpeted flooring and uPVC windows to the front and side elevations.

Leads into a 3-piece en-suite shower room comprising low level WC, pedestal sink and separate walk-in shower cubicle. Further features include partially tiled walls, laminate flooring, and uPVC window to the front elevation.

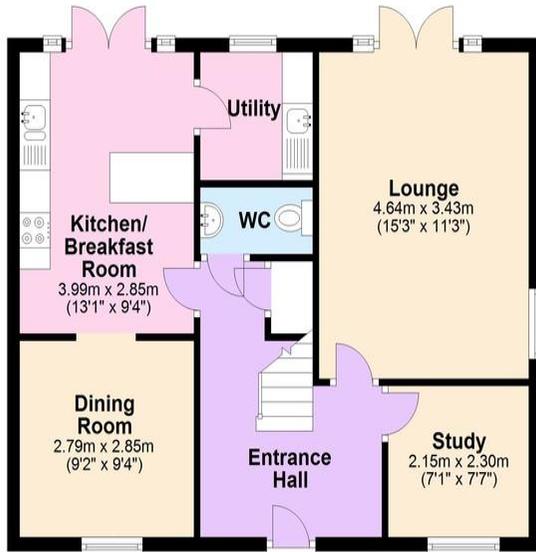
The first floor also provides three further double bedrooms all with uPVC windows, carpeted flooring and ample space for bedroom furniture.

The family bathroom has been fitted with a 3-piece suite comprising panelled bath, pedestal sink and low-level WC. Further features include partially tiled walls, obscured uPVC window and vinyl flooring.



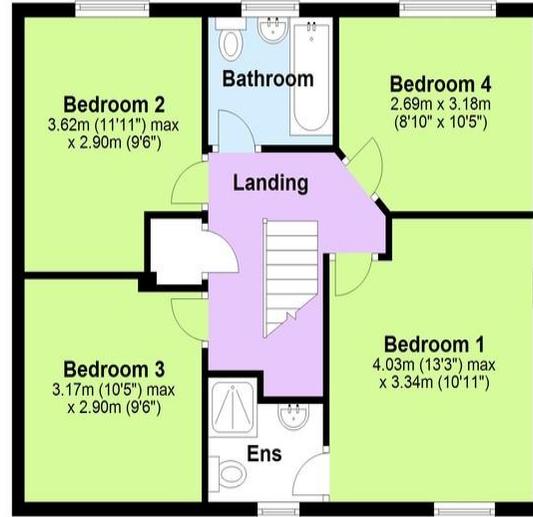
Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



Total area: approx. 115.1 sq. metres (1239.1 sq. feet)

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

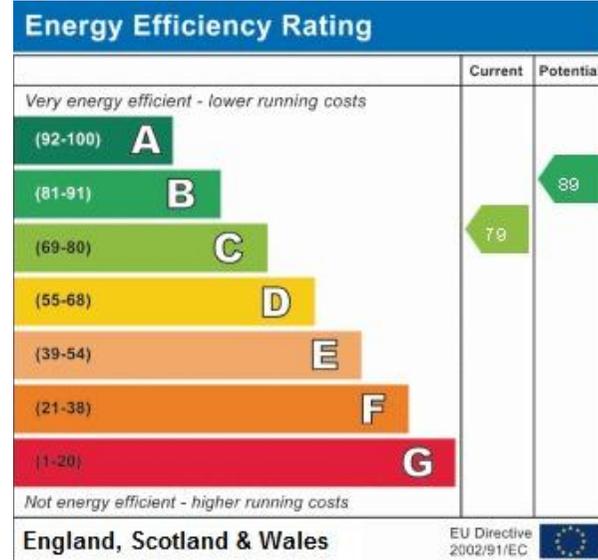
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.43 is accessed off Heol Stradling onto a gated private driveway with space for 2 vehicles which lead to the single garage with manual up and over door and full power. To the front of the property lies an enclosed area predominantly laid to lawn with mature shrubs and flower borders. Steps lead up to the front door. To the rear of the property lies a fully enclosed low maintenance garden partially lawned and large patio area ideal for dining furniture.

SERVICES AND TENURE

Freehold property all mains connected.



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