



17 Castle Meadows
Coity, Bridgend, CF35 6DA

WATTS & MORGAN 160
YEARS

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£565,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts and Morgan are pleased to present a generous four bedroom detached property situated in a small, quiet cul-de-sac within the desirable Coity village in Bridgend. Accommodation comprises: entrance hallway, lounge, study, dining room, second reception room, garden room, kitchen, WC, utility. First floor landing, double bedroom with en-suite, three further double bedrooms, generous family bathroom. Externally enjoying a private south facing garden with views over farmland, block paved driveway and front garden. EPC Rating "TBC"

Directions

- Bridgend Town Centre 2.6 miles
- Cardiff City Centre 22.3 miles
- M4 (J36) 0.7 miles



Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into hallway with wood effect laminate flooring which continues through the majority of the ground floor. A carpeted staircase leads to the first floor. Access to a storage cupboard situated in the hallway.

The lounge has access to the side via French doors and a boxed uPVC bay window overlooks the front elevation. The lounge further offers a bespoke fireplace with inset living flame gas fire, carpeted flooring and a courtesy door leading to a single garage with power supply and a boarded loft.

The study offers uPVC French doors leading to the side elevation. The study a generous size with ample space for office furniture.

The dining room/living room/garden room offers generous space for dining room furniture and uPVC window to the front elevation. It opens to a large light and airy open plan family room connecting to the garden room which overlooks the south facing picturesue garden, access via uPVC French doors. Generous family accommodation space on offer and a large feature electric fireplace set within a marble hearth.

The kitchen/diner has a range of fitted wall and base units and display units.

Integral appliances to remain include 'Neff' dishwasher, 'Neff' 4-ring electric hob with extractor fan over, 'Neff' electric oven with grill, 'Neff' microwave, integral fridge freezer and laminate work surfaces. Further features include a double stainless-steel sink and drainer with mixer tap, tiled wall and laminate flooring, large window and patio door leading to the rear garden.

The utility has a range of wall and base units with laminate work surfaces.

Plumbing is available for a washing machine and tumble dryer and stainless-steel sink and drainer. The utility houses the 'Potterton' boiler.

The WC has been fitted with a wall mounted wash-hand basin and WC.

FIRST FLOOR

The first-floor landing houses the hot water tank and provides carpeted flooring throughout the first floor. Bedroom One is an exceptional size bedroom with two sets of fitted wardrobes and a dressing area and a large uPVC window overlooking the garden and far reaching farm views. The en-suite bathroom has been fitted with a 3-piece suite comprising corner shower, wash-hand basin inset vanity unit with storage and low-level WC. Further features include an obscured window to the side elevation, chrome heated towel radiator, tiled flooring and walls with recessed spot lighting.

Bedroom three is a double bedroom with uPVC window to the front elevation and fitted wardrobes.

Bedroom four is a further double bedroom with uPVC window to the rear elevation overlooking the garden and farmland beyond. Further benefits from a storage cupboard. The family bathroom has been fitted with a 5-piece suite comprising a corner shower cubicle, panelled bath with mixer tap, WC inset with 'His & Hers' wash-hand basin unit with mixer taps and storage. Further features include obscured glazed window to the side elevation, chrome heated towel rail, tiled flooring, fully tiled walls, and recessed spotlights. Bedroom two is a further generous size double bedroom with fitted wardrobes either side of the room, storage cupboard and a dual aspect triple glazed window to the front elevation and a side window. Ample space for bedroom furniture and a small storage cupboard.





Garden and Grounds

The first-floor landing houses the hot water tank and provides carpeted flooring throughout the first floor.

Master bedroom is an exceptional size bedroom with two sets of fitted wardrobes and a dressing area and a large uPVC window overlooking the garden and far-reaching farm views. The en-suite bathroom has been fitted with a 3-piece suite comprising corner shower, wash-hand basin inset vanity unit with storage and low-level WC. Further features include an obscured window to the side elevation, chrome heated towel radiator, tiled flooring and walls with recessed spot lighting.

SERVICES AND TENURE

All mains services connected. Freehold.

EPC GRAPH TBC

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.

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