



35 Heol Cambell  
Coity, Bridgend, CF35 6GP

WATTS & MORGAN 160  
YEARS

# 35 Heol Cambell

Coity, Bridgend, CF35 6GP

£275,000 Freehold

## 3 Bedrooms : 2 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this contemporary three bedroom detached property situated in a new popular development in Coity, Bridgend. Within walking distance of all local amenities, shops and close proximity to Junction 36 of the M4 Motorway. Accommodation comprises: entrance hallway, lounge, kitchen/dining room, WC. First floor landing, main double bedroom with en-suite shower room, two further bedrooms and 3-piece family bathroom. Externally enjoying a private driveway and a rear enclosed lawned garden. EPC Rating "B"

## Directions

- Bridgend Town Centre 2.1 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 1.8 miles



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## Summary of Accommodation

### GROUND FLOOR

Entrance to the property is via a uPVC door leading to a spacious hallway with laminate flooring and carpeted staircase leading up to the first-floor landing. Large internal storage cupboard and downstairs WC which has been fitted with a 2-piece suite. The kitchen/dining room features patio doors leading out to the rear garden being comprehensively fitted with a range of wall and base units and complementary work surfaces. Further features include tiled flooring and ample space for freestanding furniture. Integral appliances to remain include dishwasher, fridge freezer, 4-ring gas hob and stainless-steel extractor fan. The main living room is a spacious reception room with continuation of the laminate flooring, two windows to the side elevation and window to the front elevation.

### FIRST FLOOR

Bedroom one is a good size double bedroom with window to the front and side elevation, internal fitted wardrobe and carpeted flooring. Leads into an en-suite shower room which has been fitted with a 3-piece suite comprising of a walk-in shower cubicle with sliding door, pedestal wash-hand basin and WC. Further features include partially tiled walls and tiled flooring. Bedroom two is a further double bedroom with in-built wardrobes and windows to the front and side elevations.

Bedroom three is a comfortable single bedroom with carpeted flooring and window to the side elevation. The family bathroom has been fitted with a three piece suite comprising of a panelled bath, wash hand basin and WC. Further features include partially tiled walls and flooring with window to the side.

### GARDENS AND GROUNDS

No.35 is accessed off Heol Cambell onto a private driveway with space for multiple vehicles. To the rear of the property is a large fully enclosed lawned garden with recently laid patio area.

### SERVICES AND TENURE

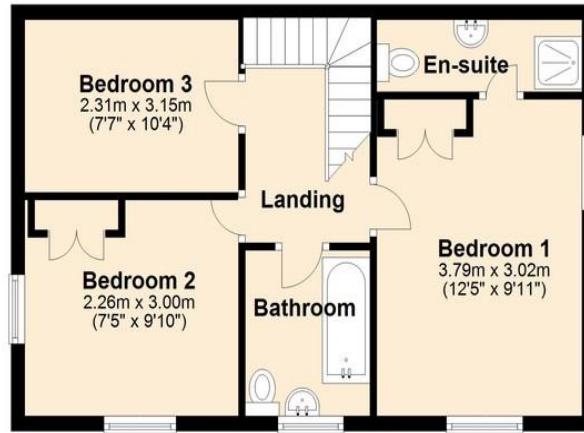
All mains services connected. Free hold. Estate fees applicable when the estate is complete.



**Ground Floor**  
Approx. 41.0 sq. metres (441.7 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



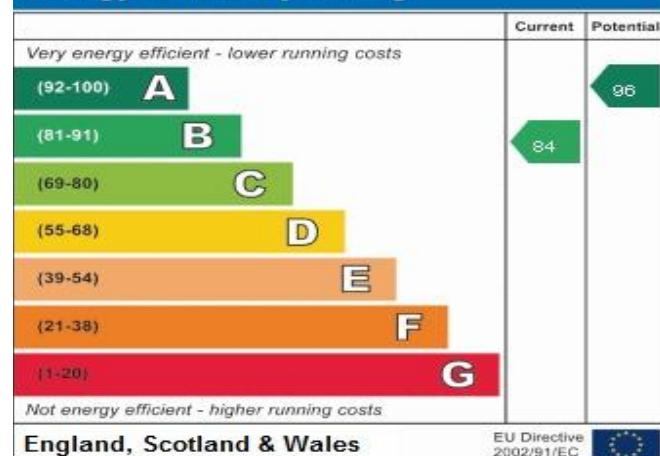
Total area: approx. 80.9 sq. metres (870.3 sq. feet)

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.



**Energy Efficiency Rating**



**Bridgend**

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