





# Coity Road

Bridgend, CF31 1LU

£159,999 - Freehold

- A Spacious Semi Detached Property Offering Easy Access To The Town Centre, Road & Rail Links
- Porch, Hall, Lounge, Sitting Room, Kitchen/Breakfast Room, Shower Room, Utility
- Four Double Bedrooms & A Family Bathroom
- Rear Courtyard & Gated Rear Access Parking Space
- \*No-Ongoing Chain\*
- EPC RATING; 'E'

Bridgend Town Centre – 0.6 miles

M4 (J36) – 1.9 miles

Cardiff City Centre – 25.0 miles

Swansea City Centre – 24.0 miles

(All distances are approximate)



# The Property

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The property is entered off the road into a gated forecourt garden leading to the entrance porch. The porch comprises of a UPVC window to front & side elevations, travertine floor tiles and a UPVC obscured glazed front door leading into Entrance Hall. The hall features mosaic floor tiles and a carpeted staircase leading to First Floor Landing. Leading off the hall is a spacious sitting room/dining room which features laminate flooring, a UPVC window to the front elevation and a large understairs storage cupboard. Beyond this is the Kitchen which has been fitted with a range of wall and base units with roll top laminate work surfaces and up-stands, tiled splashbacks and ceramic floor tiles. Integral appliances to remain include "Cata" electric oven with 4-ring gas hob and extractor hood above, "Indesit" dishwasher and space for a washing machine. It benefits from a UPVC window to the rear elevation and double doors opening out to the rear porch. Within the kitchen is a walk-in pantry which has been fitted with the following; wall and base units with roll top laminate work surfaces, tiled splashback, ceramic floor tiles and a single glazed internal window. The second reception room, utilised as a lounge features a UPVC box bay window to the front elevation and laminate flooring. Additional rooms to the ground floor include; the shower room which has been fitted with a three-piece white suite comprising low level WC, wall mounted sink and enclosed shower cubicle. The utility room which has been fitted with wall and base units, vinyl flooring, larder cupboard housing the hot water tank, a UPVC glazed door providing access to the rear of the property and an additional timber door.

Carpeted staircase leads to the first floor landing. All four bedrooms are sizeable double rooms. The master bedroom has a UPVC window to the front elevation, it is a spacious double bedroom benefiting from carpeted flooring and a built-in wardrobe with hanging rail. Bedroom Two, a further spacious bedroom features a UPVC box bay window to the front elevation, carpeted flooring and a built-in wardrobe with hanging rail. Bedroom three features UPVC windows to the side and rear elevations and benefits from carpeted flooring. While bedroom four has been fitted with a UPVC tilt & turn fire safety window to the rear elevation, carpeted flooring, access to the loft hatch and a fitted cupboard housing the general heating boiler. The family bathroom showcases a three-piece white suite comprising low level dual flush WC, pedestal sink and panelled bath with shower over. It has been fully tiled with ceramic floor tiles and a UPVC window to the rear elevation.

## OUTSIDE

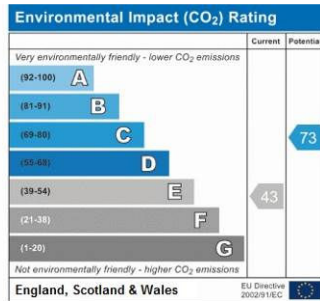
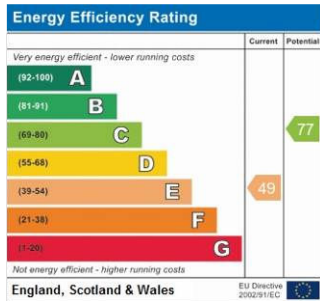
Marlow House is approached off the road onto a forecourt style garden with wrought iron railing and mature shrubs and plants. To the rear of the property is an enclosed courtyard style garden with gated rear lane access to a parking. The rear garden enjoys southerly aspects.

## SERVICES & TENURE

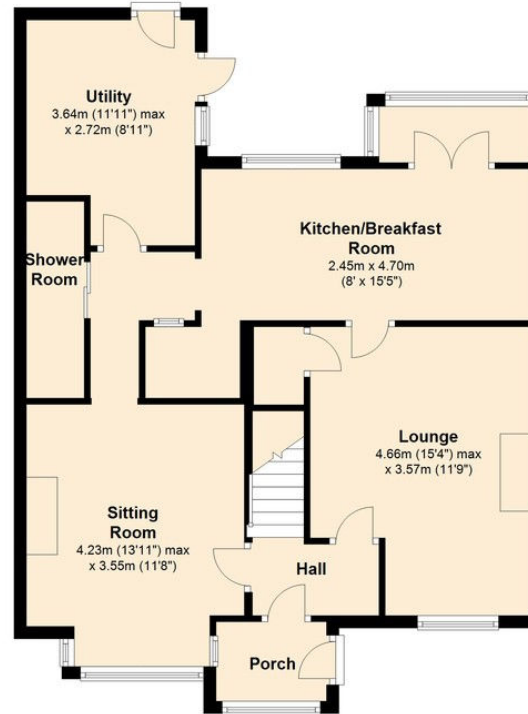
All mains services connected. Freehold



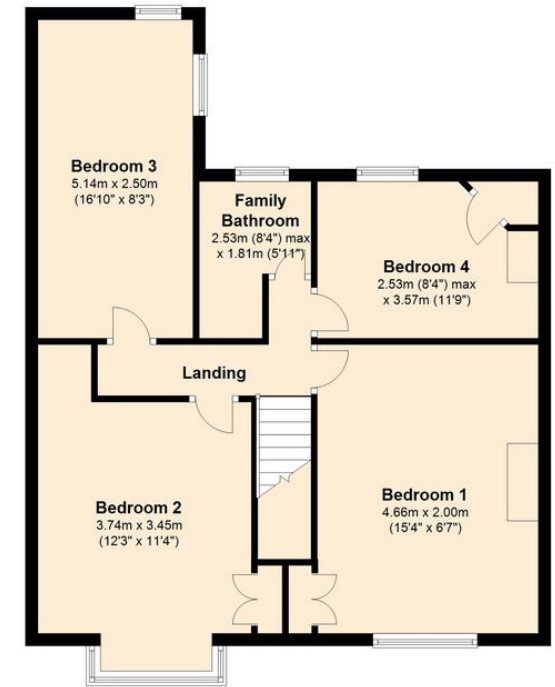
# Floorplan & EPC



**Ground Floor**  
Approx. 72.3 sq. metres (777.9 sq. feet)



**First Floor**  
Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 138.3 sq. metres (1488.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
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[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)  
01656 644288

Bridgend Office  
1 Nolton Street, Bridgend  
CF31 1BX  
T 01656 644 288  
F 01656 768 279  
E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

Penarth Office  
3 Washington Buildings, Stanwell Rd, Penarth,  
Vale of Glamorgan, CF64 2AD  
T 029 2071 2266  
F 029 2071 1134  
E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

Cowbridge Office  
55 High St, Cowbridge,  
Vale of Glamorgan CF71 7AE  
T 01446 773 500  
F 01446 775 757  
E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

Mayfair Office  
Cashel House, 15 Thayer Street,  
London, W1U 3JT  
T 020 7467 5330  
E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

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