

39 Heol Castell Coety
Bridgend
Bridgend County.
CF31 1PU

244,995



- *Located On A Generous Corner Plot*
- Three Bedroom Detached Property With Detached Garage
- uPVC Double Glazing & Gas Central Heating
- Open-Plan Kitchen/Diner
- Gardens To Front & Rear
- Driveway & Garage

Ref: PRA11984

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this three-bedroom detached property with detached garage set on a generous size corner plot. The property has uPVC double glazing, gas central heating via a combination boiler, all carpets, blinds and light fittings are to remain. The property is within proximity of the M4 Motorway at Junction 36 with good commuting East and West; the McArthur Glen Designer Outlet; Princess of Wales Hospital; Bridgend Town Centre with all its facilities and amenities including the main line train station.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Kitchen/Diner. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Front and rear gardens with a driveway and garage.

Accommodation

Ground Floor

Entrance

Via a uPVC double glazed front door with two stained glass panels.



Entrance Hall

Vinyl flooring, access to first floor, artex ceiling, white panel door with chrome fittings leading into: -



Lounge (18' 6" x 11' 10") or (5.65m x 3.60m)

uPVC window to the front, laminate flooring, one radiator, artex ceiling, light oak fire surround with a chrome electric fire inset, square opening leading into: -

Kitchen/Diner (15' 5" x 10' 10") or (4.71m x 3.29m)



Kitchen Area

Range of base and wall units in cream with chrome fittings, gas hob, electric oven, chrome cooker hood, attractive splashback tiling, stainless steel sink unit with chrome mixer taps, space for fridge and freezer, skimmed ceiling with spotlighting, uPVC obscure glazed window to the rear, ceramic tiling to the floor, plumbed for automatic washing machine, attractive archway leading into: -



Dining Area

Half glazed uPVC door to the rear, uPVC window to the rear, ceramic tiling to the floor, one radiator, skimmed ceiling, spotlighting, square opening leading into a storage area which houses the tumble dryer.



First Floor Landing

Fitted carpet, artex ceiling, loft access, white panel door with chrome fittings leading into a cupboard with ample storage.



Family Bathroom

Refurbished bathroom in white with chrome fittings, chrome double mixer taps over the bath with glass shower screen, fully tiled walls, attractive vinyl flooring, chrome heated towel rail, uPVC obscure glazed window to the rear, skimmed ceiling with spotlighting, extractor fan.



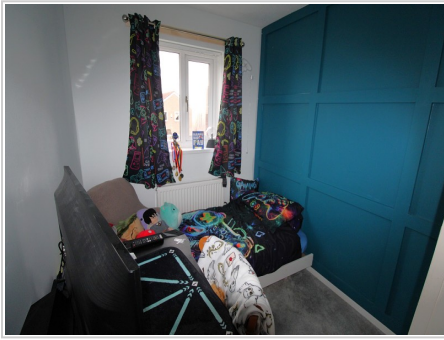
Master Bedroom (14' 6" x 10' 1") or (4.41m x 3.08m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling, feature panelled wall with shelving.



Bedroom 2 (12' 2" x 9' 6") or (3.72m x 2.89m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.



Bedroom 3 (8' 11" x 7' 2") or (2.71m x 2.19m)

uPVC window to the front, fitted carpet, one radiator, attractive panelled wall.

Outside

Front

Generous size garden laid to lawn.



Rear

Driveway leading up to the garage with up and over door, door to the side of the garage. Astroturf area, lower level & side access.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

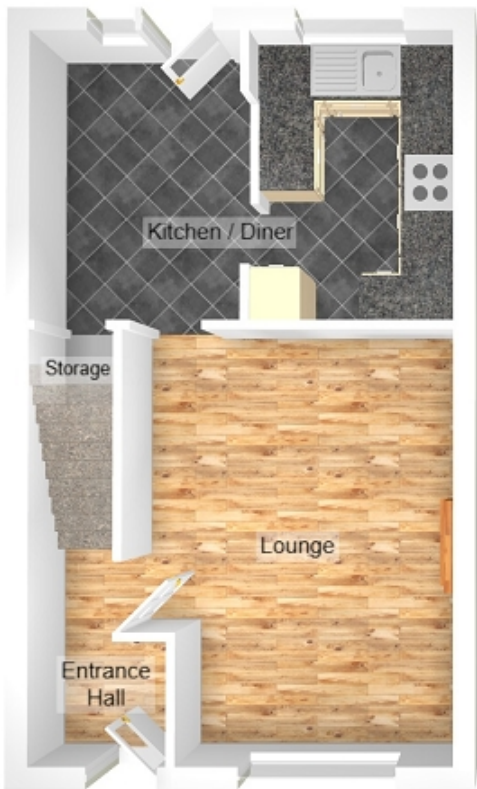


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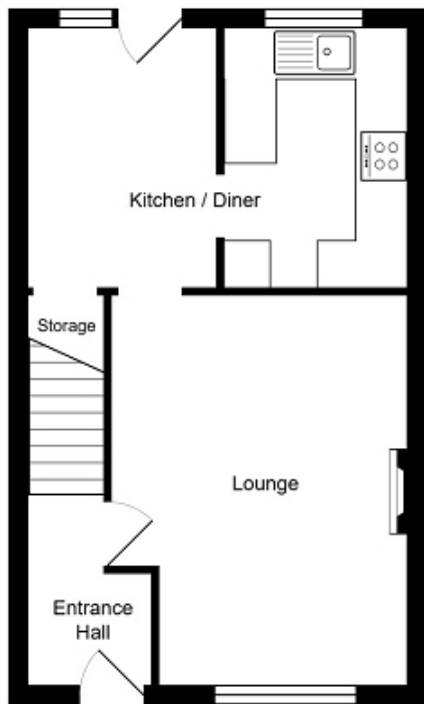
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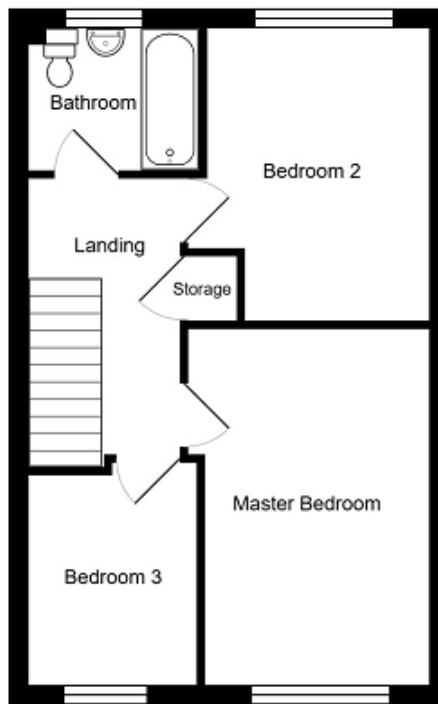
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.