



Heol Castell Coety, offers in excess of £240,000

- 3 bedroom detached family home
- No ongoing chain
- Well-presented throughout
- Council tax band C
- Viewing highly recommended.
- EPC Rating: D



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About the property

Nestled within the quiet and highly sought-after development of Heol Castell Coety, Litchard, this delightful three-bedroom detached family home offers the perfect blend of convenience and tranquillity. Situated within close proximity to Bridgend town Centre, Princess of Wales Hospital, M4 motorway links, and the McArthur Glen Designer Outlet, this property is ideally located for both work and leisure and is offered for sale with no ongoing chain.

The accommodation comprises of a welcoming and spacious entrance hallway, providing access to the main living areas including a well-proportioned, separate kitchen and additional reception room previously a garage which has been converted, perfect for family meals or entertaining and a Generously sized Lounge with Sliding doors opening onto the rear garden, creating a bright and airy living space. To the first floor there are three bedrooms, including two doubles and a single, plus a family bathroom.

Externally the property further benefits from off-road parking to the front of the property for several vehicles and a well-presented low-maintenance rear garden, ideal for relaxing or entertaining.

Accommodation

Entrance Hall

Kitchen - 10' 4" x 7' 10" (3.15m x 2.39m)

The kitchen overlooks the front of the property through a PVCu double glazed window, providing plenty of natural light. It is finished with a skimmed ceiling, central light fitting, ceiling-mounted smoke detector, emulsioned walls, skirting, and a continuation of the laminate flooring. The kitchen features a range of low-level and wall-mounted shaker-style cream units, complemented by a roll-top work surface and ceramic tiled splashback. Additional features include: Inset one-and-a-half basin sink with mixer tap and drainer, Integrated electric oven with ceramic hob and overhead extractor hood. Plumbing for an automatic washing machine and space for a fridge/freezer and one additional appliance.

Dining Room - 15' 9" x 7' 10" (4.80m x 2.39m)

The dining room overlooks the front of the property through a PVCu double glazed window. It is finished with a skimmed ceiling featuring recessed LED spotlights, emulsioned walls, a radiator, skirting, and fitted carpet. This room is perfect for family meals or formal dining.



Lounge - 16' 5" x 12' 2" (5.00m x 3.71m)

The spacious lounge benefits from views of the rear garden through a PVCu double glazed window and sliding patio doors, which lead directly outside. It is finished with a skimmed ceiling, emulsioned walls, skirting, two radiators, and wood-effect laminate flooring, creating a warm and inviting space ideal for relaxation or entertaining.

First Floor

Landing

The landing provides access to the bedrooms and family bathroom, finished with neutral decor and offering a continuation of the home's tasteful interior style.

Bedroom One - 12' 6" max x 9' 10" max (3.81m max x 3.00m max)

This spacious master bedroom overlooks the rear garden through a PVCu double glazed window. It is finished with a skimmed ceiling, emulsioned walls, skirting, and fitted carpet. The room benefits from ample storage, including fitted wardrobes with two doubles, overhead storage, and a built-in dressing table with a mirror and shelving.

Bedroom Two - 9' max x 8' 6" max (2.74m max x 2.59m max)

Overlooking the front of the property via a PVCu double glazed window, this room features emulsioned walls and ceiling, skirting, and fitted carpet. A fitted storage cupboard with shelving and a wall-mounted Vaillant gas-fired combination boiler complete the space.

Bedroom Three - 9' 6" x 6' 7" (2.90m x 2.01m)

The third bedroom also overlooks the rear garden through a PVCu double glazed window. It is finished with a skimmed ceiling, emulsioned walls, skirting, and fitted carpet, making it a versatile space for use as a bedroom, nursery, or home office.

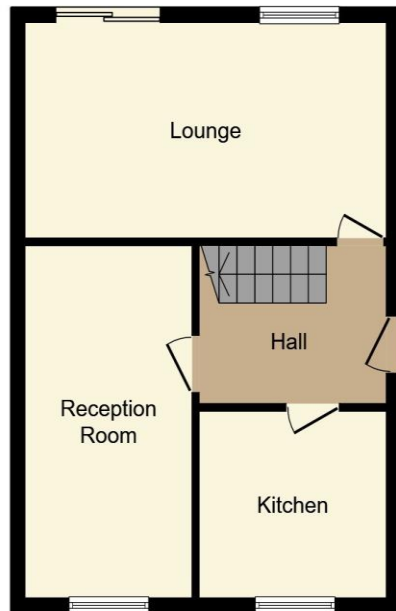
Bathroom

The bathroom is well-appointed with a skimmed ceiling, full-height ceramic tiled walls, and a tile-effect vinyl floor. A PVCu frosted glazed window to the front provides natural light while maintaining privacy. The room features a wall-mounted shelving unit and a radiator. The modern three-piece suite includes: WC, Wash hand basin with chrome mixer tap, vanity shelf, and storage beneath. P-shaped bath with chrome mixer tap, over-bath electric shower, and a curved glazed shower screen

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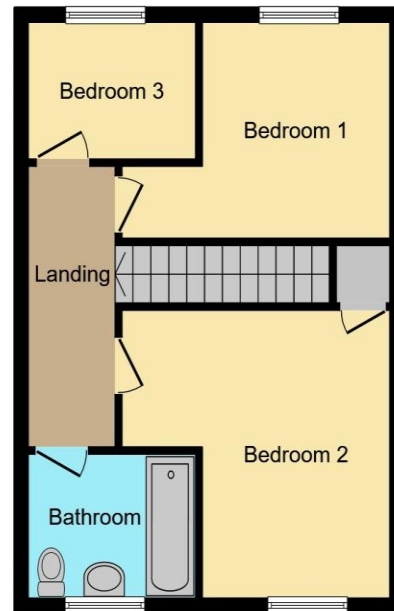
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Floorplan



Ground Floor

Floor area 43.2 m² (465 sq.ft.)



First Floor

Floor area 43.2 m² (465 sq.ft.)

TOTAL: 86.4 m² (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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