



## Newton House Coity offers over £250,000

- 3 Bedrooms
- Original Features
- Corner Plot
- Close to Town Centre
- Good Transport Links
- EPC Rating: C



 3  1  2





## About the property

Full of Original Features this corner plot property is perfect for families. Within walking distance to Bridgend Town Centre and great transport links.

## Accommodation

### Entrance Porch

Enter via uPVC double glazed window. Tiled floor,

### Lounge

11' 2" max x 13' 9" max ( 3.40m max x 4.19m max )

Original wooden oak flooring. uPVC double glazed square bay window. Gas fire.

### Dining Room

15' 5" max x 15' 3" max ( 4.70m max x 4.65m max )

Original wooden oak flooring. uPVC double glazed window.

### Kitchen

8' 1" x 16' 6" ( 2.46m x 5.03m )





Fitted with matching wall and base units with worktop space over. Insert 1 1/2 stainless steel sink with mixer tap. Integrated fridge/freezer, washing machine and oven/hob. Breakfast bar. Tiled floor and tiled backsplash. uPVC double glazed window.

### Master Bedroom

18' x 13' 1" max ( 5.49m x 3.99m max )

Original wooden floorboards. uPVC double glazed square bay window. Fitted wardrobe. Original feature fireplace.

### Reception Room

8' 9" x 7' 8" ( 2.67m x 2.34m )

Tiled floor, uPVC double glazed door to garden. Access to shower room and separate wc.

### Bedroom Two

15' 2" x 13' 3" ( 4.62m x 4.04m )

Laminate flooring. uPVC double glazed window.

### Utility Room

3' 4" x 5' 6" ( 1.02m x 1.68m )

Tiled floor. Space for fridge/freezer.

### Bedroom Three

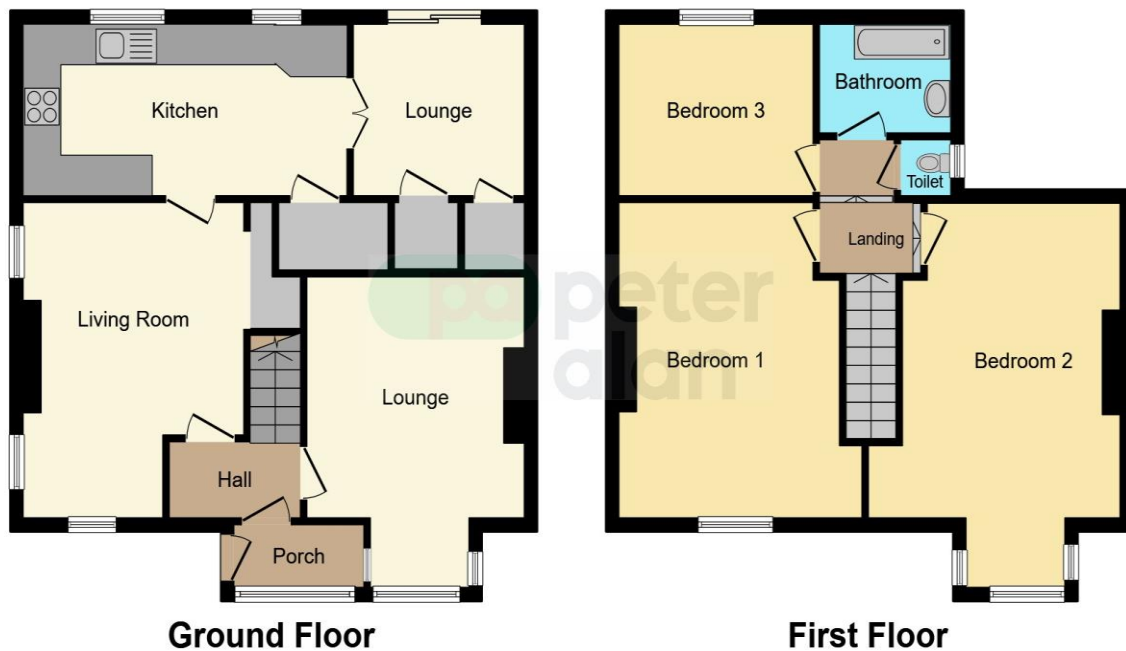
10' 1" x 8' 1" ( 3.07m x 2.46m )

Laminate flooring. uPVC double glazed window.

### Landing

Access to all bedrooms and bathroom.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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