

69, Heol Castell Coety

Bridgend, CF31 1PU

Watts & Morgan



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£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Introducing a stunning 3-bedroom semi-detached home located in the sought-after area of Litchard, Bridgend. This property is just a short drive from Junction 36 of the M4 motorway and is conveniently close to both the Princess of Wales Hospital and Bridgend town center.
The accommodation includes an inviting entrance hallway, a generous living room, a dining room, and a well-equipped kitchen. On the first floor, you'll find three spacious bedrooms along with a family bathroom. Outside, the property boasts a private driveway providing ample off-road parking for two vehicles, as well as an enclosed rear garden, perfect for outdoor relaxation.

Directions

* Bridgend town centre - 1.5 Miles * Cardiff City Centre - 25 Miles * J36 of the M4 - 1.1 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Welcome to the inviting hallway featuring tiled flooring, where a carpeted staircase leads to the first-floor landing. The spacious living room serves as a generous reception area, complete with carpeted flooring, a rear window, and a full-length door that opens to the garden. At the front of the property, the kitchen is equipped with a range of matching wall and base units complemented by attractive work surfaces. It boasts tiled flooring and a front-facing window. Included appliances feature an integrated oven/grill, a 4-ring gas hob with an extractor fan, and space available for a freestanding under-counter fridge and freezer and washing machine. The dining room, another versatile reception space, showcases wood block flooring, a window overlooking the front, and convenient under-stairs storage.

On the first floor, the landing has carpeted flooring and provides access to the loft hatch. The first bedroom is a well-sized double room with carpeted flooring and a rear window. The second double bedroom also features carpeted flooring, a built-in storage cupboard, and a front-facing window, while the third bedroom offers carpeted flooring and a rear window. The family bathroom is fitted with a 3-piece suite, including a bath with an overhead shower, a WC, and a wash hand basin. It features vinyl flooring, wall panelling, and a front-facing window for natural light.

GARDENS AND GROUNDS

Approached via Heol Castell Coety No. 69, this property features a private driveway that offers ample off-road parking for two vehicles. It also includes side access leading directly to the rear garden. The rear garden boasts a generous patio area, ideal for outdoor furniture, while the rest is laid to lawn and includes an outdoor storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Council tax band "C". EPC Rating "C"

AML

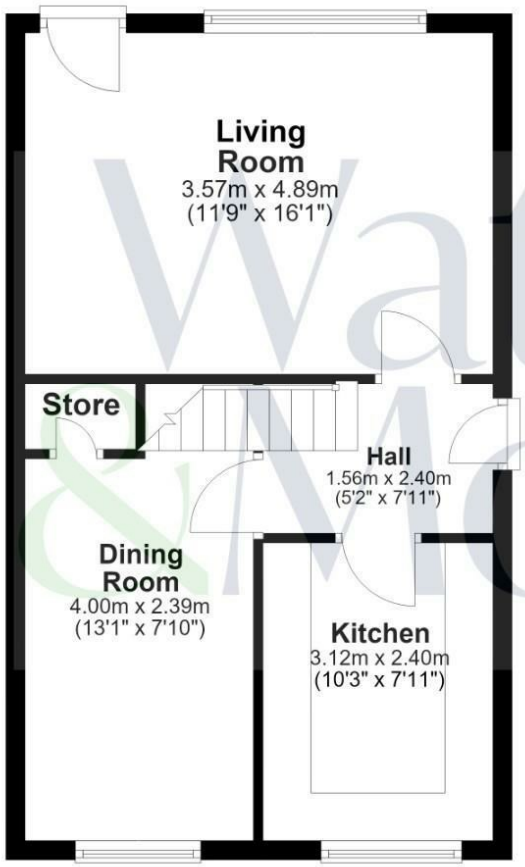
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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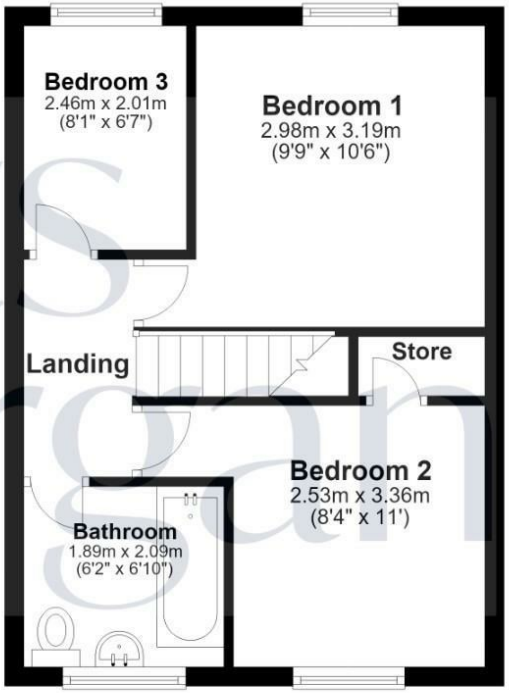
Ground Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



First Floor

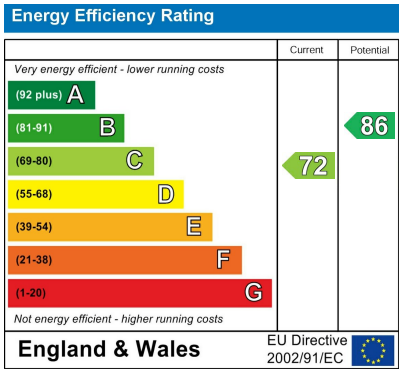
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 71.1 sq. metres (764.8 sq. feet)









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