



33, Coity Road
Bridgend, CF31 1LT

Watts
& Morgan



33, Coity Road

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£280,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

GUIDE PRICE £280,000 - £295,000

Offering to the market this deceptively spacious four double bedroom mid terraced property situated in a convenient location in Bridgend. The property has been modernised throughout to a high standard and offers flexible living accommodation. Located within walking distance of Bridgend Town Centre, local shops, amenities, schools and great commuter access via Junction 36 of the M4. Being sold with no onward chain. The accommodation comprises of entrance hall, lounge, sitting room, kitchen/breakfast room, WC/utility and dining room. First floor landing, four double bedrooms and a family bathroom. Externally enjoying landscaped frontage with off-road parking for up to three vehicles and a low maintenance generous rear garden with a hardstanding with off-road parking for two vehicles enclosed via electric roll shutter gates. Chain Free. EPC Rating "D"

Directions

* Bridgend Town Centre- 0.5 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door leading into a spacious hallway with laminate flooring, understairs storage cupboard and staircase to the first floor. To the front of the property is the living room. This is a great size reception room with laminate flooring, wall mounted electric fireplace and angled window to the front.

The sitting room is a spacious and reception room with carpeted flooring and double doors opening out into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a contemporary range of wall and base units and complementary laminate work surfaces over with a separate central island with space for high stools. Appliances to remain include freestanding oven and grill with 7-ring hob and extractor fan, integral dishwasher, full length fridge and freezer and built in recycling bins.

There is bespoke under-cupboard lighting, cushioned flooring, a built-in storage cupboard housing the gas combi boiler and a window overlooking the rear. The kitchen benefits from spotlighting leading around to a utility area.

The utility/cloakroom has been fitted with a 2-piece suite comprising of a WC and wash-hand basin. Further benefiting from work surfaces and a free standing washing machine to remain. Offering cushioned flooring, spotlighting and window to the side.

The dining room is a versatile reception room with cushioned flooring, double doors opening out to the rear garden, spotlighting and ample space for freestanding furniture.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch with pull-down ladder and light.

Bedroom one is situated to the front of the property and is a generous size bedroom with carpeted flooring and windows overlooking the rear.

There are three further good sized double bedrooms to the first floor.

The family bathroom has been fitted with a 3-piece suite comprising of a double walk-in shower, WC and wash-hand basin with fully tiled walls and flooring and window to the side.

GARDENS AND GROUNDS

No.33 is approached off Coity Road benefiting from a landscaped front garden laid with stone chippings enclosed by iron gates, perfect for off-road parking for up to three vehicles. To the rear of the property is a well maintained garden with a large decked area perfect for outdoor furniture, there is a further section laid with artificial grass with two outdoor storage units. A hardstanding with off-road parking for two vehicles enclosed via electric roll shutter steel gates with rear access onto the back lane.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax and "C"





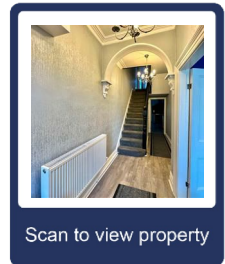
Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	76
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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