

**ESTAS**  
★★★★★

**BEST IN POSTCODE  
WINNER 2025**

#customerserviceawards



PETER MORGAN

**22 Heol Bevan, Coity, Bridgend, Bridgend County, CF35 6JT**

**£330,000**



### Main Features

- Immaculately presented 4 bedroom detached home
- Fully fitted kitchen with appliances and island
- 2 bathrooms and cloakroom
- Fitted garden studio
- Landscaped garden
- Approximately 2.3 miles from the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village and approximately 2.3 miles from Bridgend Town Centre
- Approximately 7.5 miles from The Heritage Coastline at Ogmores By Sea and approximately 20 miles from Cardiff City Centre
- uPVC double glazing and combi gas central heating. Wood burning stove
- Council Tax Band: E. EPC: B
- Need a mortgage? We can help.

### General Information

IMMACULATELY PRESENTED MODERN DETACHED LOW MAINTENANCE / HIGH EFFICIENCY 4 BEDROOM, 2 BATHROOM HOME BOASTING UPGRADED FULLY FITTED KITCHEN WITH APPLIANCES, ISLAND & QUARTZ WORKTOPS, FITTED GARDEN STUDIO, WOOD BURNING STOVE, FITTED WINDOW SHUTTERS, LVT FLOORING, NHBC STRUCTURAL WARRANTY & MORE!

Situated on a modern development South of Coity Village. Approximately 2.3 miles from the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village and approximately 2.3 miles from Bridgend Town Centre and Intercity Rail link at Bridgend Railway Station. Approximately 7.5 miles from The Heritage Coastline at Ogmores By Sea and approximately 20 miles from Cardiff City Centre.

This home has accommodation comprising ground floor hallway, cloakroom, lounge with bay window and wood burner, fully fitted kitchen / dining room with French doors to rear garden, utility room. First floor landing, family bathroom, 4 bedrooms, bed 1 having bay window and en suite shower room. Externally there is an open plan frontage, driveway for 3 cars, garage which is now a bike garage / store and fitted garden studio and landscaped garden.

This property benefits from Combi gas central heating, uPVC double glazing, hardwired network cabling, LVT and carpeted flooring, fitted window shutters and an NHBC structural warranty.

### GROUND FLOOR

#### Hallway

Composite double glazed front door. Spindled and carpeted staircase to 1st floor. Luxury vinyl tile wood effect flooring. Radiator. Wall mounted electrical consumer unit. Plastered walls and ceiling. Inset ceiling spotlights. Under stairs recess and store cupboard housing main internet connection point. Wall mounted central heating main thermostat. White vertical panelled doors to living rooms and..

#### Cloakroom

Fitted two piece suite in white comprising close coupled WC with push button flush and pedestal hand wash basin with monobloc tap and tiled splashback. Radiator. Wood effect luxury vinyl tile flooring. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan.

#### Lounge

uPVC double glazed bay window with fitted Venetian style shutters. Woodburning stove with stone hearth. Radiator. Plastered walls and ceiling. Inset ceiling spotlights to corners of room and central pendulum light. Wall mounted central heating thermostat (lounge temperature only). Sky TV and hardwired network connection point. Wall mounted carbon monoxide detector. Fitted carpet.

## **Kitchen / Dining Room**

uPVC double glazed window with fitted shutters and uPVC double glazed French doors with perfect fit blinds to rear garden. Fully fitted and upgraded kitchen finished with midnight blue handleless doors and quartz worktops. Central breakfast island with quartz worktop and base storage. Full height ladder style drawer unit. Integral combi microwave with grill and traditional oven, full height fridge and separate freezer, dishwasher, induction hob, extractor hood and food disposal unit. Floor level LED lighting. Plastered walls and ceiling. Inset ceiling spotlights to kitchen area. Pendulum light to dining area. Wired for wall mounted television. Radiator. Wood effect luxury vinyl tiled floor. Extractor fan. Carbon monoxide detector. Vertical panelled door to..

## **Utility Room**

Fitted base units with worktop and upstands. Plumbed for washing machine. Fitted shelf. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan. Radiator. Wood effect luxury vinyl tiled floor.

## **FIRST FLOOR**

### **Landing**

Generous size landing with balustrade and spindles. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Loft access with loft ladder and partially boarded attic . Radiator. Fitted grey carpet. White vertical panelled doors to bedrooms and..

### **Family Bathroom**

Fitted three-piece suite in white comprising close coupled WC, pedestal hand wash basin with monobloc tap, panelled bath with mixer tap and overhead electric shower with glass screen. Textured grey part tiled wall. Chrome heated towel rail. Grey wood grain effect cushion flooring. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan. Fitted shelving to alcove.

### **Bedroom 1**

uPVC double glazed bay window with fitted Venetian style shutters to front. Radiator. Wall mounted air-conditioning unit. Plastered wall and ceiling. Inset ceiling spotlights to corners and central pendulum light Fitted wardrobes. TV point.

### **En-suite shower room**

Fitted with three piece suite in white comprising close coupled WC with push button flush, hand wash basin with monobloc tap, double shower cubicle with mixer shower and folding glass screen. Tiled walls. Grey wood grain cushion flooring. Chrome heated towel rail. Plastered ceiling. Inset spotlights. Extractor fan. Shaver point.

### **Bedroom 2**

uPVC double glazed window with fitted Venetian style shutters to rear. Radiator. LVT flooring. Fitted wardrobes. Plastered walls and ceiling. Hardwired network cable point.

### **Bedroom 3**

uPVC double glazed window with fitted Venetian style shutters to rear. Radiator. Fitted grey carpet. Fitted wardrobes. Hardwired network cable point.

### **Bedroom 4**

uPVC double glazed window with fitted Venetian style shutters to front. Radiator. Grey wood grain LVT flooring. Plastered walls and ceiling. Inset ceiling spotlights. Hardwired network cable point.

## **EXTERIOR**

### **Front Garden**

Open plan garden laid with decorative stone and shrubs. Paved pathway and overhead canopy with courtesy light to front door. Driveway to side for 2 to 3 cars. Gate access to rear garden.

### **Bike / Garage Store**

Up and over door leading to storage space with light.

### **Rear Garden**

Laid with lawn and paved patio. Feather edge wood fence surround. Small pine tree. Water tap. External light. External power points. Decorative stone covered storage space.

### **Studio**

uPVC double glazed window and door to rear garden. Fitted Venetian blind. Plastered walls and ceiling. Inset ceiling spotlights. Loft entrance. Extractor fan. Grey wood grain laminate flooring. Six sets of double power points

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### **Current council tax banding**

E

### **Current heating type**

Combi

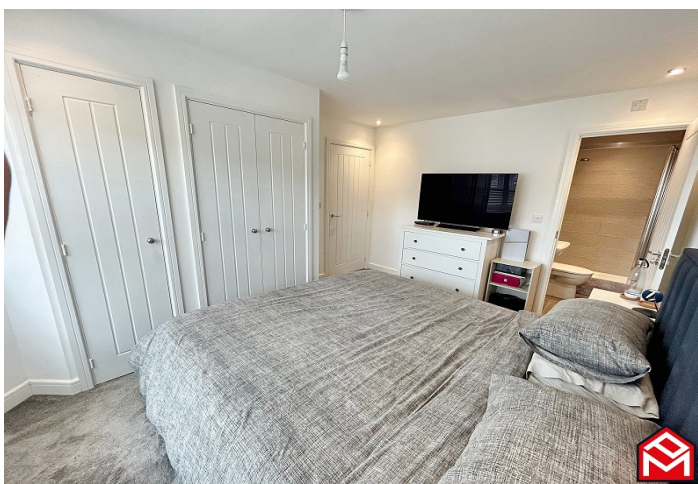
### **Tenure**

Freehold

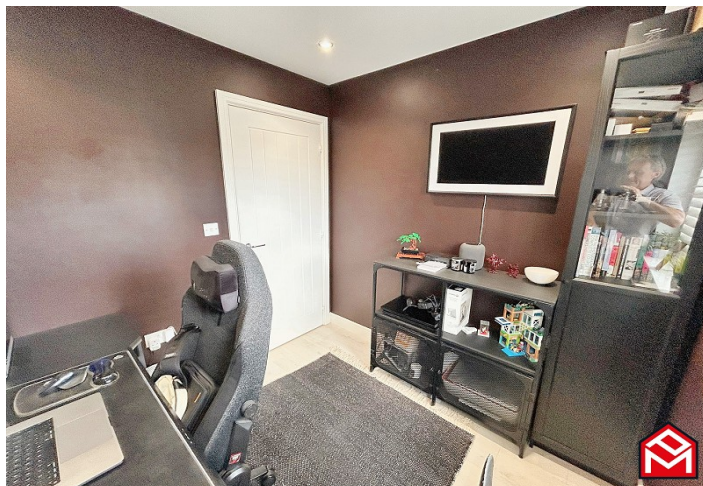










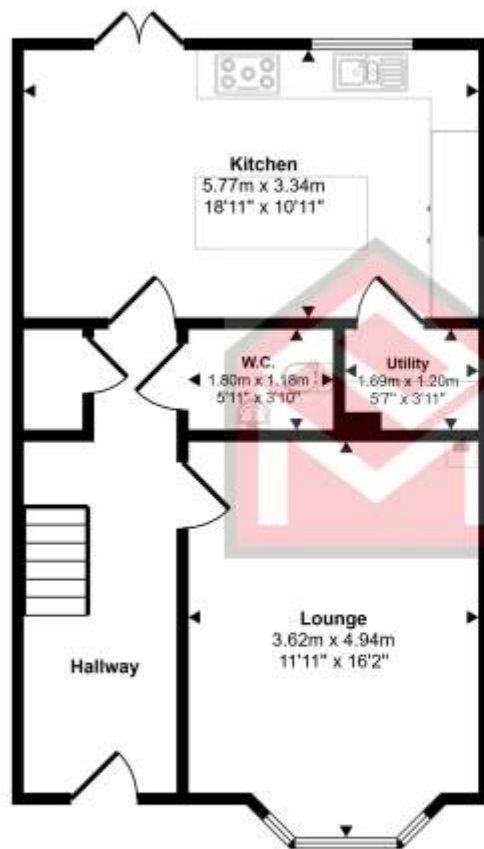




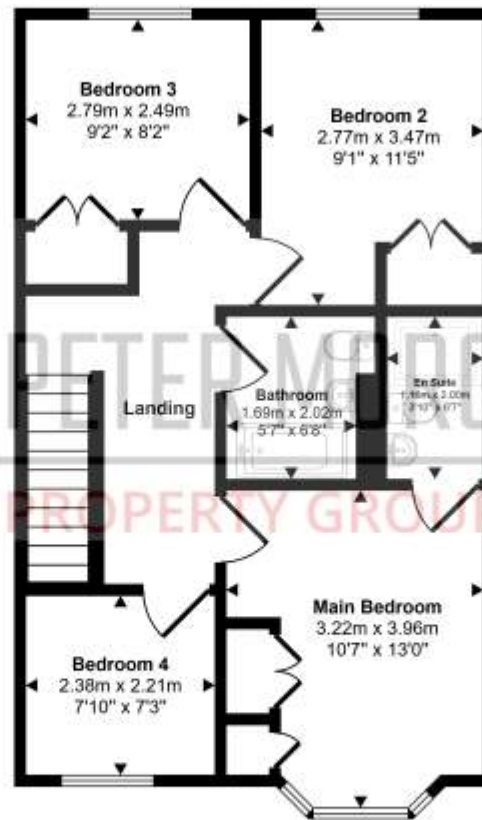




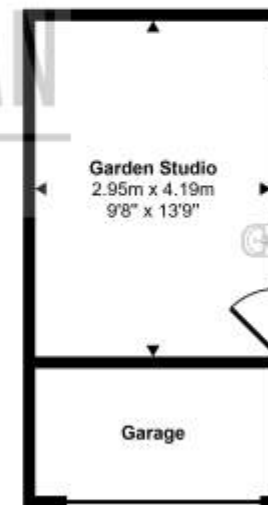
Approx Gross Internal Area  
126 sq m / 1353 sq ft



Ground Floor  
Approx 54 sq m / 581 sq ft




First Floor  
Approx 55 sq m / 587 sq ft



Garage  
Approx 17 sq m / 186 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         | 94  |
| (81-91) B                                   | 85                      |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. 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 from 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.

Neath  
Hub  
sales@petermorgan.net  
lettings@petermorgan.net  
33-35 Windsor Road,  
West Glamorgan  
SA11 1NB

Neath  
Financial Services  
team@pmfinancial.net  
  
The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW



# PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS  
★★★★★

BEST IN POSTCODE  
WINNER 2025

#customerserviceawards

Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Neath Port Talbot Branch

35 Windsor Road, Neath. SA11 1NB

npt@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

