

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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24 Tal Coed, Coity, Bridgend. CF35 6QA



Offers In Region Of **£285,000**

Main Features

- 3 double bedroom detached modern home.
- 2 bathrooms. NHBC Structural Warranty
- Landscaped garden
- Open plan kitchen / dining room
- Cinema room / Garage
- Situated in a popular location on the Parc Derwen Development
- Convenient for school, playing fields & open green spaces
- Bridgend Town Centre is within 1.5 miles approximately
- Convenient for the Princess of Wales Hospital
- uPVC double glazing & combi gas central heating. Council Tax Band :D. EPC: B

General Information

3 DOUBLE BEDROOM, 2 BATHROOM STYLE DETACHED MODERN HOME WITH LANDSCAPED GARDEN, TRIPLE DRIVEWAY, OPEN PLAN KITCHEN / DINING ROOM, CINEMA ROOM / GARAGE & MORE!

Situated in a popular location on the Parc Derwen Development convenient for school, playing fields & open green spaces. Approximately 1 mile from the M4 at Junction 36 & out of Town shopping at McArthur Glen Designer outlet & The Pines. Bridgend Town Centre is within 1.5 miles approximately. Convenient for commuters and The Princess Of Wales Hospital.

This home has accommodation comprising ground floor hallway, lounge, inner hallway, cloakroom, kitchen / dining room, cinema room / integral garage. First floor landing, family bathroom, 3 double bedrooms & en-suite shower room.

The property benefits from uPVC double glazing & combi gas central heating. NHBC Structural Warranty.

GROUND FLOOR

Hallway

Composite double glazed front door (To be replaced with brand-new door by the end of February). Radiator. Laminate flooring. Plastered walls and ceiling. White colonial style panel door to

Lounge

uPVC double glazed window with fitted vertical blind to front. Electric fire with wood surround. Radiator. Laminate flooring. Plastered and coved ceiling. TV, Telephone and Internet connection points. Vertical panelled doors to inner hallway and garage/ cinema room.

Inner Hallway

Half turn carpeted staircase to 1st floor. Wall mounted gas central heating thermostat. Laminate flooring. Mains powered smoke alarm. Colonial style White panelled doors to kitchen and cloakroom.

Cloakroom

Two piece suite in White comprising close coupled w.c with push button flush and water saving tank. Wall mounted hand wash basin with monobloc tap. Laminate flooring. Radiator. Extractor fan.

Kitchen / Dining Room

uPVC double glazed window and French doors to rear garden. Fitted vertical blinds. Fitted kitchen finished with White doors and Rose Gold handles. Wood effect worktops with up stands. Brick style tiled splash backs. Integral oven, grill, hob and extractor hood. Composite one and a half bowl sink unit with mixer taps. Wall mounted Combi gas central heating boiler which is housed in wall unit. Space for fridge freezer. Plumbed for washing machine and dishwasher. Tiled floor. Radiator. Under stairs storage cupboard.

Integral Garage / Cinema Room

Used as internal space as currently a cinema room. However has various potential uses. Fitted carpet. Inset ceiling spotlights. Plastered walls and ceiling. Utility cupboard with shelving. Work top and space for condensing tumble dryer.

FIRST FLOOR

Landing

uPVC double glazed window with fitted vertical blind to side. Balustrade with spindles. Fitted carpet. Radiator. Loft access to boarded attic space with pull down ladder and light. Mains powered smoke alarm. Airing cupboard.

Family Bathroom

uPVC double glazed window to side. Fitted three piece bathroom suite in White comprising close coupled w.c with push button flush and water saving tank, pedestal wash hand basin & panelled bath. Tiled splash backs. Cushion flooring. Radiator. Extractor fan.

Bedroom 1

Two uPVC double glazed windows with fitted vertical blinds to front. Radiator. Fitted carpet.

En-suite shower room

uPVC double glazed window to side. Three piece suite in White comprising close coupled w.c with push button flush and water saving tank, pedestal wash hand basin with tiled splash back, tiled double shower cubicle with mixer shower. Radiator. Extractor fan. Cushioned vinyl flooring.

Bedroom 2

uPVC double glazed window with fitted vertical blind to rear. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear with fitted vertical blind. Radiator. Fitted carpet.

EXTERIOR

Frontage

Off road parking to front for three cars. Gate access to side pathway leading to rear garden.

Rear Garden

Landscaped rear garden laid to lawn and paved patio. Side pathway. Access to front. Wood fencing. Water tap. Overhead canopy to French doors leading to kitchen. Wooden garden shed with double doors.

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

D

Current heating type

Combi

Tenure

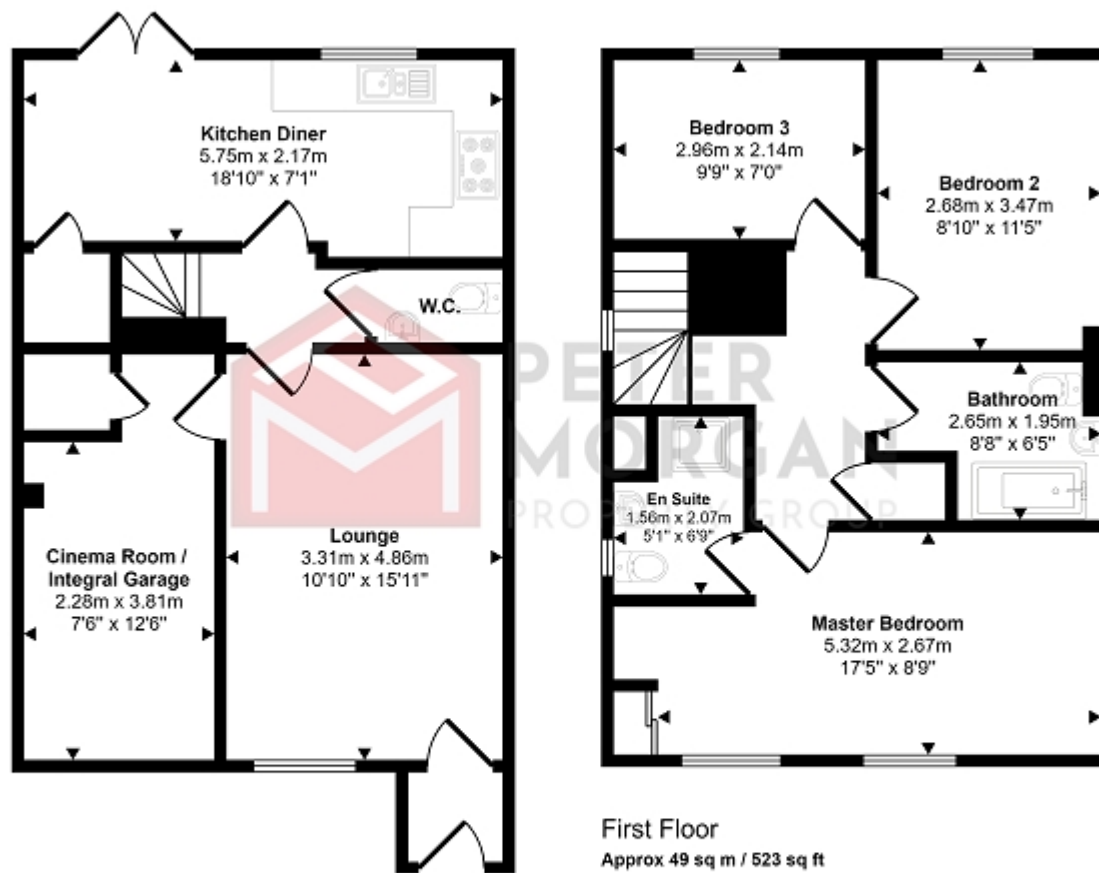
Freehold








Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 49 sq m / 532 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 300.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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