

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



33 Heol Bevan, Coity, Bridgend. CF35 6JT



Offers In Region Of £260,000

## Main Features

- Modern double fronted 3 bedroom semi detached home
- Set on a corner plot
- 2 bathrooms
- Open plan kitchen / dining room
- Double aspect rooms
- Double driveway
- South West facing garden
- Situated on a modern development South of Coity Village
- uPVC double glazing. Combi gas central heating & an NHBC structural warranty
- Council Tax Band: D. EPC: B

## General Information

MODERN DOUBLE FRONTED, 3 BEDROOM, 2 BATHROOM SEMI DETACHED HOME ON A CORNER PLOT WITH OPEN PLAN KITCHEN / DINING ROOM, DOUBLE ASPECT ROOMS, DOUBLE DRIVEWAY, SOUTH WEST FACING GARDEN & MORE!

Situated on a modern development South of Coity Village. Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre.

The property has accommodation comprising hallway, open plan kitchen / dining room with French door to garden, cloakroom, double aspect lounge. First floor landing, bathroom, 3 bedrooms & en-suite double shower room.

Externally there are open plan gardens to front & side. Double driveway & "Walled" South West facing garden.

This home benefits from uPVC double glazing, combi gas central heating & an NHBC structural warranty.

Flooring & fitted blinds to remain.

## GROUND FLOOR

## Hallway

Composite double glazed front door. Grey wood grain effect laminate flooring. Quarter turn carpeted and spindle staircase to first floor. Radiator. Plastered walls and ceiling. Smoke alarm. Wall mounted gas central heating thermostat (zone 1). Glazed doors to living areas. Vertical panelled white doors to cloaks cupboard and cloakroom.

## Cloakroom

Fitted two-piece suite in White comprising close coupled WC with push button flush and pedestal hand wash basin with monobloc tap. Tiled splash back's. Grey wood grain laminate flooring. Radiator. Inset ceiling spotlights. Extractor fan. Plastered walls and ceiling.

## Lounge

Double aspect with uPVC double glazed windows to front and two to side. Fitted Venetian blinds. Grey wood grain laminate flooring. Two radiators. Wall mounted gas central heating thermostat (zone 2/lounge only).

## Kitchen / Dining Room

Double aspect with uPVC double glazed windows to front and side. Fitted Venetian and Roman blinds. uPVC double glazed French doors with matching full length side panels to garden. Modern fitted kitchen finished with handle less White doors, granite effect worktops with up stands, 1 1/2 bowl Stainless steel sink unit with mixer tap, Integral oven, grill, hob, extractor hood & Stainless steel splash plate. Integral dishwasher and washing machine. Space for American style fridge / freezer. Grey wood grain laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Carbon monoxide detector. Combi gas central heating boiler housed in matching wall unit. USB charging points. Radiator.

## FIRST FLOOR

## Landing

Balustrade and spindled. Fitted Grey carpet. Radiator. Loft access. Smoke alarm. Plastered walls and ceiling. Vertical panelled White doors to bedrooms and

## Family Bathroom

uPVC double glazed window to front. Fitted three-piece bathroom suite in White comprising close coupled WC with push button flush, pedestal wash basin with monobloc tap & panel bath with mixer taps and overhead electric shower with glass shower screen and tiled surround. Part tiled walls. Tiled floor. Chrome heated towel rail. Shaver point. Plastered ceiling with inset spotlights. Extractor fan.

## Bedroom 1

Double aspect room with uPVC double glazed windows to front and side. Fitted Venetian and Roman blinds. Fitted Grey carpet. Fitted double wardrobe. Plastered walls and ceiling. Radiator. TV point. White vertical panelled door to

## En-Suite Double Shower Room

Fitted three-piece suite in White comprising close coupled WC with push button flush, pedestal wash hand basin with monobloc tap and tiled double shower cubicle with mixer shower. Part tiled walls. Laminate tiled floor. Chrome heated towel rail. Shaver point. Inset ceiling, spotlights. Extractor fan.

## Bedroom 2

Double aspect with uPVC double glazed windows to the front and side. Fitted Venetian blinds. Radiator. Fitted double wardrobe. Fitted Grey carpet. Plastered walls and ceiling.

## Bedroom 3

uPVC double glazed window to side. Fitted Venetian blind. Radiator. Grey wood grain laminate flooring. Plastered walls and ceiling.

## EXTERIOR

The property occupies a corner plot with double driveway as follows

### Front Garden

Open plan garden area, laid with decorative stone. External gas and electric meter boxes. Courtesy light to front door.

### Right Hand Side Garden

Decorative stone laid open plan garden areas. Double driveway parking for two cars.

### Side Garden

Landscaped Southerly facing garden, laid with lawn and paved patio. External power points. Water tap. Gate access to front. Brick boundary walls and dividing feather edge wood fencing.

## 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



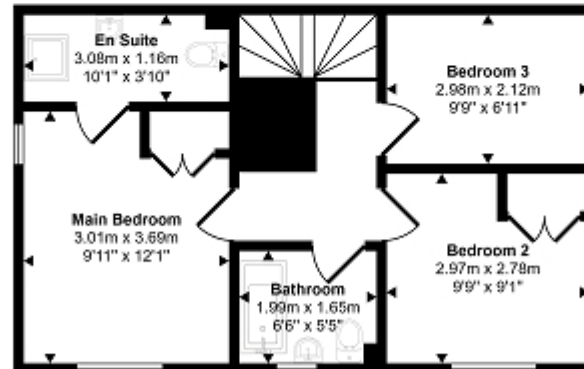




Approx Gross Internal Area  
83 sq m / 891 sq ft




Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 42 sq m / 450 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 £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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