

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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50 Heol Stradling, Coity, Bridgend, Bridgend County. CF35 6AN



Offers In Region Of **£345,000**

Main Features

- Immaculately presented end link town house on a corner plot
- Attractive Orangery extension with bi-folding doors
- Open plan indoor/ outdoor living
- This home has a quality refitted kitchen, 4 double bedrooms and 2 shower rooms
- Gated 3-4 car driveway and garage to side
- Fully landscaped low maintenance gardens
- Built by Taylor Wimpey Homes, extensively improve by the present owners
- Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36 (Sarn Services)
- Front bedroom can also be used as an optional living room
- Council Tax Band: F. EPC: C

General Information

IMMACULATELY PRESENTED END LINK TOWNHOUSE ON A CORNER PLOT BENEFITTING FROM AN ATTRACTIVE ORANGERY EXTENSION WITH BIFOLDING DOORS PROVIDING FULLY OPEN PLAN INDOOR/ OUTDOOR LIVING. THIS HOME HAS A QUALITY REFITTED KITCHEN, 4 DOUBLE BEDROOMS, 2 SHOWER ROOMS, CLOAKROOM, FITTED WARDROBES, GATED 3-4 CAR DRIVEWAY AND GARAGE TO SIDE, BRICK BUILT BOUNDARY WALLS, PORCELAIN TILED FLOORS, FULLY LANDSCAPED LOW MAINTENANCE GARDENS, WOODLAND ASPECT TO FRONT AND MORE!!

This home was built by Taylor Wimpey Homes and has been extensively improved by the present owners. Situated on a plot with woodland aspect to the front. Highly convenient for Coety Primary School and shops (under construction). Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36 (Sarn Services). Approximately 2.3 miles from Bridgend Town centre along with Intercity rail link at Bridgend Station. Ideal location for commuters being only 22 miles from Cardiff City Centre and 23 miles from Swansea City centre. The Heritage Coastline is within 6.5 miles at Ogmore By Sea.

This spacious home has family size and versatile accommodation comprising ground floor hallway, open plan ground floor with fully fitted high gloss kitchen with breakfast bar, Quartz worktops and glass splashbacks, dining area with bay window. Orangery extension that becomes an attractive living area with bi-folding doors to garden and barbeque area. Ground floor cloakroom and utility room. First floor landing, fitted family shower room, 2 spacious double bedrooms, front bedroom with bay window and double aspect can also be used as an optional living room. Second floor landing, main bedroom with bay window, double aspect and ensuite shower room. Further double bedroom with fitted wardrobes.

Externally thee are landscaped and illuminated gardens to front, side and rear. Wired for hot tub. Gated driveway and garage to side.

This home benefits from gas central heating and uPVC double glazing. Viewing is highly recommended.

GROUND FLOOR

Hallway

Composite double glazed main entrance door to side. uPVC double glazed window with perfect fit blinds to front and side. Porcelain tiled floor. Plastered walls and ceiling. Telephone point. Under stairs store cupboard. Quarter turn carpeted staircase with toughened glass inserts to first floor. Smoke alarm. Wall mounted electrical consumer unit. Chrome electrical fitments. Colonial style fire door to.

Open Plan Living Space

Providing indoor/outdoor living with connecting dining room, kitchen and Orangery to garden via bi folding doors,"lifestyle" rear garden and BBQ area. As follows

Dining Area

uPVC double glazed bay window with perfect fit blinds to front. Porcelain tiled floor. Telephone point. Plastered walls and ceiling. Papered feature wall. Inset ceiling spotlights. Chrome electrical fittings. Open square archery to

Open Plan Kitchen

Fully fitted contemporary kitchen, finished with anthracite Grey high gloss, handle less soft closing doors, illuminated quartz worktops, coloured glass splash back's. Integral double oven, eye level grill, extractor hood ceramic hob & dishwasher. 1 1/2 bowl stainless steel sink unit with extendable tap. Chrome electrical fittings. Porcelain tiled floor. Breakfast bar with pendulum light. Plastered walls and ceiling with Inset spotlights. Open square archway to

Orangery

uPVC double glazed bi folding doors to rear garden. uPVC double glazed pedestrian door and full length windows to side. Orangery style tinted double glazed roof. Porcelain tile floor. Inset ceiling spotlights. Fitted blinds. Wired for wall mounted television. Split stone feature wall. Chrome electrical fittings. Electrical radiator.

Utility Room

uPVC double glazed window to side. Wall mounted gas central heating boiler. Quartz work top with up stands and base unit. Plumbing for washing machine. Space for tumble dryer. Radiator. Porcelain tile floor. Extractor fan. Plastered walls and ceiling. Colonial style of door to

Cloakroom

Two piece suite comprising close coupled WC and pedestal hand wash basin with lever taps. Tiled splash back. Porcelain tile floor. Radiator. Plastered walls and ceiling. Papered feature wall.

FIRST FLOOR

Landing

Fitted Grey carpet. Half turn staircase with glass inserts to 2nd floor. uPVC double glazed window with perfect fit blind to side. Radiator. Plastered walls and ceiling. Mains powered smoke alarm. Colonial style fire doors to bedrooms.

Family Shower Room

Contemporary fitted shower suite finished in White comprising close coupled WC with enclosed cistern and push button flush, hand wash bowl with monobloc tap set in vanity unit & full depth double shower cubicle with glass screen, rainstorm shower head and hair wash spray. Marble effect porcelain tiled walls and floor. Plastered ceiling. Inset spotlights. Extractor fan. Anthracite Grey heated towel rail.

Bedroom 2 / Sitting Room

Currently used as first floor lounge. Double aspect room with uPVC double glazed bay window and casement windows to front. uPVC double glazed window to side with perfect fit blinds. Plastered walls and ceiling. Fitted carpet. TV connection. Radiator.

Bedroom

Double aspect room with two uPVC double glazed windows to rear and one to side fitted with night and day blinds. Radiator. Fitted carpet. Plastered walls and ceiling. Papered feature wall. Fitted wardrobes finished in high gloss Black with polished chrome handles. Chest of drawers and dressing table/computer desk.

SECOND FLOOR

Landing

Balustrade with toughened glass inserts. Radiator. Fitted Grey carpet. Plastered walls and ceiling. Loft access. Airing cupboard with hot water tank and slatted shelf. Colonial style fire doors to bedrooms.

Bedroom 1

Double aspect room with uPVC double glazed bay window and casement window to front. uPVC double glazed window to side with perfect fit blinds. Radiator. Fitted Grey carpet. Fitted wardrobes with high gloss White doors and chrome handles. Plastered walls and ceiling. Papered feature wall. Wall mounted gas central heating thermostat. Radiator. Colonial style door to ensuite shower room.

En-suite shower room

Fitted three-piece suite in White comprising close coupled WC with push button flush, pedestal hand wash basin with lever taps & tiled splash back's. Tiled shower cubicle with mixer shower. Plastered walls and ceiling. Extractor fan. Radiator. Laminate flooring.

Bedroom

Double aspect room with 2 uPVC double glazed windows to rear and one to side fitted with day and night blinds. Fitted wardrobes with high gloss Black doors and Chrome handles with matching chest of drawers. Fitted Grey carpet. Plastered walls and ceiling. Papered feature wall. Radiator.

EXTERIOR

The property is located with open green space in Woodland to the front and benefits from front side & rear gardens with driveway and garage as follows.

Front Garden

Brick built boundary wall. Box hedging & artificial turf lawn. Decorative stone sill borders.

Side Garden

Brick boundary wall. Box hedging. Artificial turf garden. Decorative stone sill borders. Bench seating. Paved pathway. Outer canopy with courtesy light to main entrance door. External gas and electric meter boxes.

Gated three-car driveway to side leading to

Semi Detached Garage

Electronic roller vehicular door. Apex roof

Rear Garden

Fully landscaped rear garden providing indoor/outdoor living to main living area of dwelling via bi folding doors. Laid with paved patio & artificial turf lawn. Bench seating. External lighting. Paved sun terrace. Wood fencing. Six external power points and hot tub isolator(hot tub with Pergola available by separate negotiation).

Side gate access via paved pathway to driveway. Water tap

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 bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

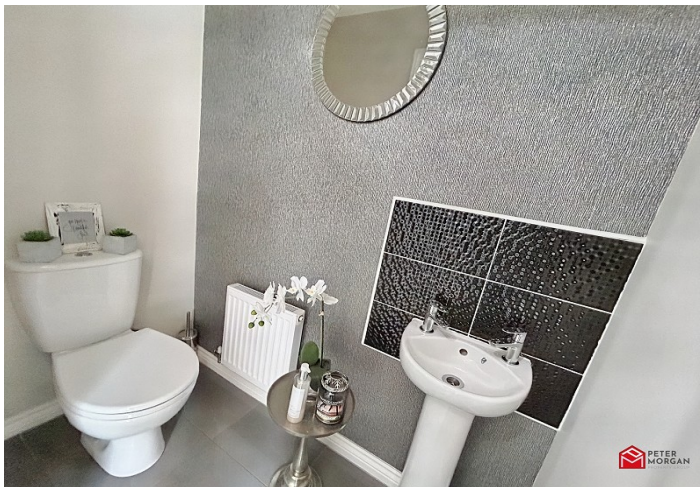
Utilities

Mains electricity, mains water, mains gas, mains drainage

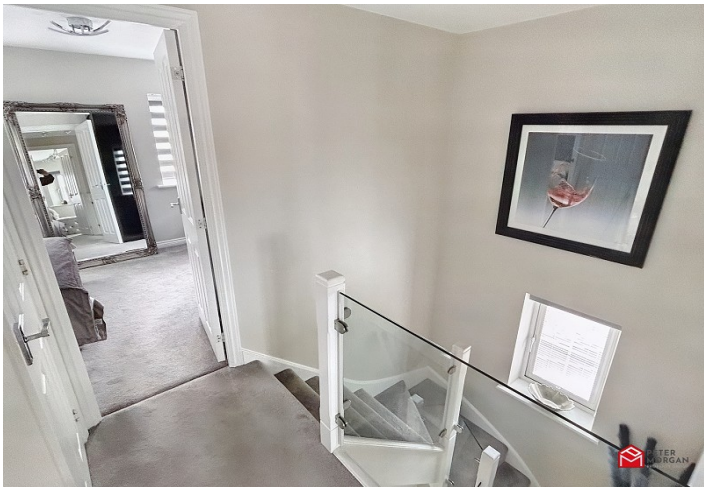
Current council tax banding F

Current heating type Gas

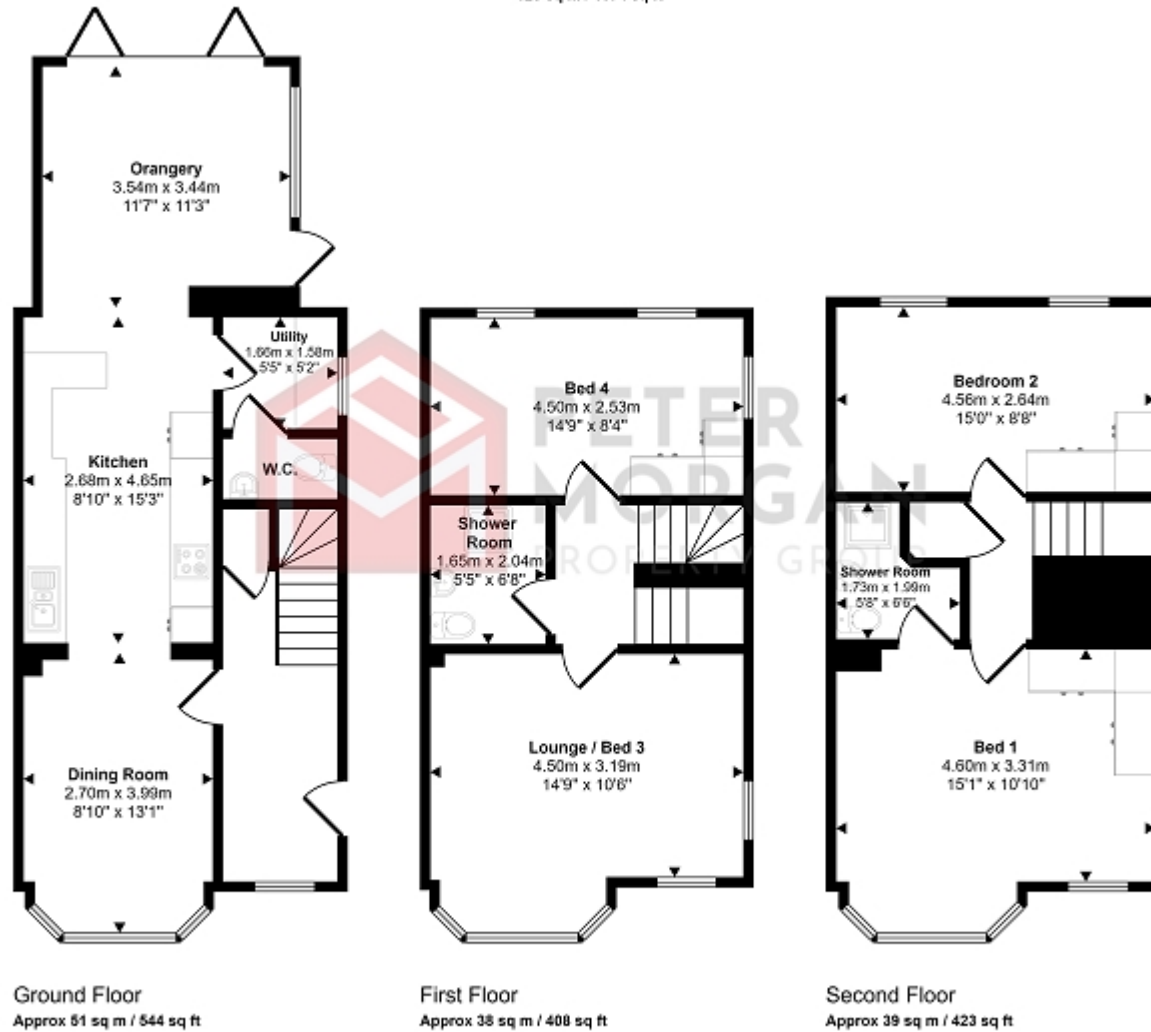
Tenure Freehold








Approx Gross Internal Area
128 sq m / 1374 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+) A		
(81-91) B		83
(69-80) C	75	
(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 ?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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