

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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1 Heol Healey, Coity, Bridgend. CF35 6GW

£260,000



Main Features

- Modern double fronted 3 bedroom semi detached home
- Set on a corner plot
- 2 bathrooms
- Open plan fully fitted kitchen/ dining room
- Double aspect rooms
- 2 car driveway with gate to rear garden
- Open plan and enclosed gardens
- Situated on a modern development South of Coity Village
- uPVC double glazing, Combi GCH and NHBC guarantee
- 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, 2 CAR DRIVEWAY & 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 fully fitted 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. Enclosed garden with gate to 2 car driveway.

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

GROUND FLOOR

Entrance Hallway

Composite double glazed front door. Wood grain herringbone laminate flooring. Radiator. 1/2 turn staircase to first floor. Wall mounted gas central heating thermostat (zone 2). Built-in storage cupboard. Glass panel doors to living room and kitchen. Vertical panel door to cloakroom.

Cloakroom

Fitted two piece suite in White comprising close couple WC with pushbutton flush, pedestal hand wash basin with monobloc tap & tiled splash back. Wood grain herringbone laminate flooring. Plastered walls and ceiling. Extractor fan. Papered feature wall. Radiator.

Lounge

Double aspect room with uPVC double glazed window to front and to side with fitted Venetian blinds. Wood grain herringbone laminate flooring. Plastered walls and ceiling. Radiator. Wall mounted central heating thermostat (zone 1). Wired for wall mounted television.

Kitchen / Dining Room

Double aspect, open plan with uPVC double glazed window to front and side. uPVC double glazed French doors with full length side panels to garden. Radiator. Wood grain herringbone laminate flooring. Modern fitted kitchen finished with White doors and steel handles. Worktops with up stands. Integral oven, grill, hob, extractor hood & stainless steel splash plate. Washer dryer & dishwasher. Integrated fridge/freezer. Plastered, walls and ceiling. Extractor fan. Floor level kick board. Hot and cold air heater. Wall mounted Combi gas central heating boiler housed in matching unit.

FIRST FLOOR

Landing

Balustrade and spindled. Fitted carpet. Radiator. Plastered walls and ceiling. Smoke alarm. Loft access.

Bedroom 1

Double aspect room with uPVC windows to front and side with fitted Venetian blinds. Fitted double wardrobe. Carpet. TV point. Plastered walls and ceiling. White vertical panelled door to

En-suite shower room

Fitted three-piece suite in White comprising close couple WC with pushbutton flush, pedestal hand wash basin with monobloc tap & tiled double shower cubicle with mixer shower. Part tiled walls. Tile effect cushioned flooring. Extractor fan. Shaver point. Plastered walls and ceiling.

Bedroom 2

Double aspect room with a far-reaching horizon views. Fitted Venetian blinds. Fitted double wardrobe. Radiator. Fitted carpet. Plastered walls and ceiling.

Bedroom 3

uPVC double glazed window with far-reaching horizon views to side. Fitted Venetian blind. Radiator. Fitted carpet. Plastered walls and ceiling.

Family Bathroom

uPVC double glazed window to front with fitted Venetian blind. Fitted three-piece suite in White comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap & panel bath with mixer tap. Part tiled walls. Tile affect cushion flooring. Radiator. Plastered walls and ceiling. Shaver point. Extractor fan.

EXTERIOR

Front & Side Gardens

Open plan corner plot, laid to lawn with a variety of shrubs and ornamental trees. External gas and electric meter boxes. Overhead canopy and courtesy light to front door.

Rear Garden

Laid with turf garden and paved patio. Paved pathway. Wood fencing. Brick boundary wall. Water tap. Wood framed bin store. Gate access to rear leading to driveway with parking for two cars.

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 option 1 option 1 or email us at bridgend@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 electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

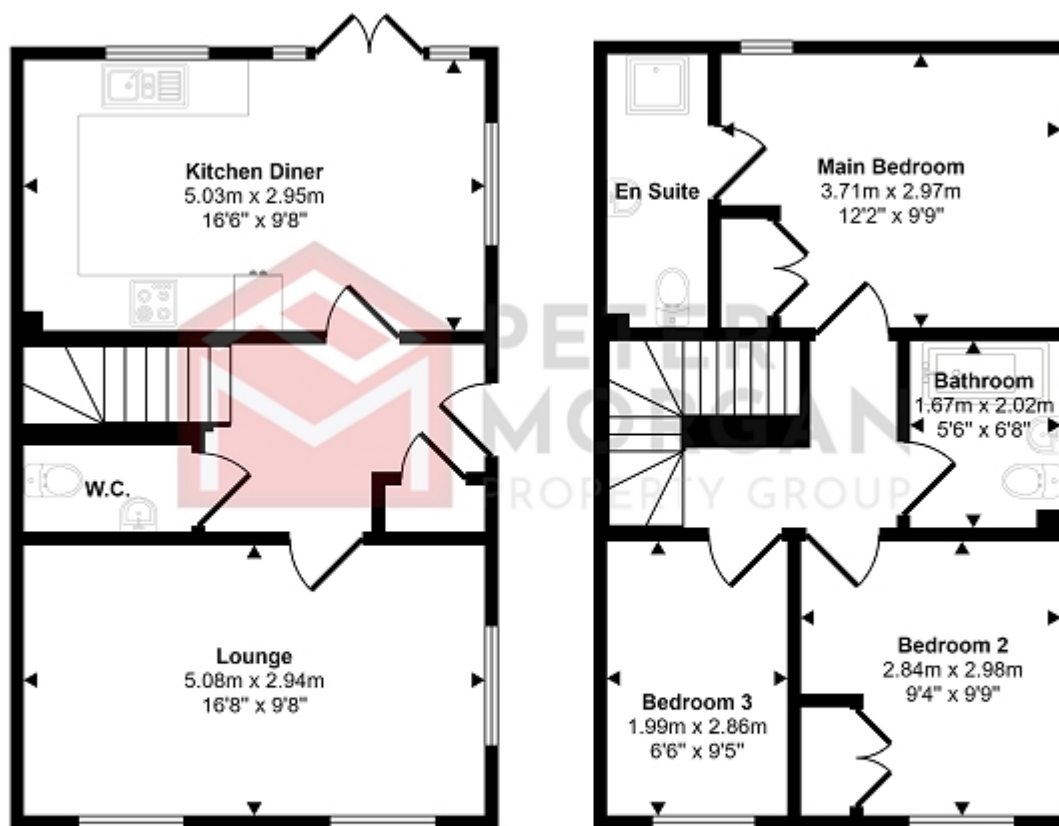
Tenure Freehold







Approx Gross Internal Area
83 sq m / 890 sq ft



Ground Floor
Approx 42 sq m / 447 sq ft

First Floor
Approx 41 sq m / 443 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		96
(81-91) B	84	
(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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