



37, Heol Healey
Bridgend, CF35 6GW

Watts
& Morgan



37, Heol Healey

Coity, Bridgend CF35 6GW

£290,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful 3 bedroom detached property, located in a popular location in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, spacious living room, downstairs WC and a modern kitchen/diner with patio doors overlooking the rear garden. To the first floor three great sized bedrooms with ensuite to master bedroom and a family bathroom with shower over bath. Externally the property offers a south facing enclosed rear garden and a driveway to the front, providing off road parking for two cars, as well as having a convenient EV charging point.

Directions

* Bridgend Town Centre - 2.7 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 2.3 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into a bright and spacious entrance hallway featuring wood-effect tiled flooring, a carpeted staircase rising to the first floor, and a large useful storage cupboard.

The beautifully presented living room features carpeted flooring and benefits from having two front-facing windows, which allows the room to feel bright and airy.

The ground floor WC features tiled flooring and is fitted with a two-piece suite comprising a wash hand basin and WC.

To the rear of the property is the lovely open plan kitchen/diner, which features wood-effect tiled flooring and side and rear-facing windows, as well as patio doors providing access to the rear garden from the dining area, which provides ample space for a dining table and chairs. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces, with integrated appliances to include fridge/freezer, dishwasher and washing machine.

To the first floor, the carpeted landing provides access to three great sized bedrooms and the family bathroom.

Bedroom one is a generously sized double room located to the rear of the property, which features carpeted flooring, a side and rear-facing window, as well as benefitting from a double built in wardrobe. The fully tiled en-suite bathroom features a three-piece suite comprising a wash hand basin, WC, and a large enclosed shower.

Bedroom two is a front-facing double bedroom with carpeted flooring and benefits from a front and side-facing window, as well as benefitting from a double built in wardrobe.

The fully tiled family bathroom is fitted with a three-piece suite comprising a wash hand basin, WC, and bath with shower overhead as well as featuring a side-facing window.

Bedroom three is another front-facing bedroom, featuring carpeted flooring and a front-facing window, ideal as a dressing room or study.

GARDENS AND GROUNDS

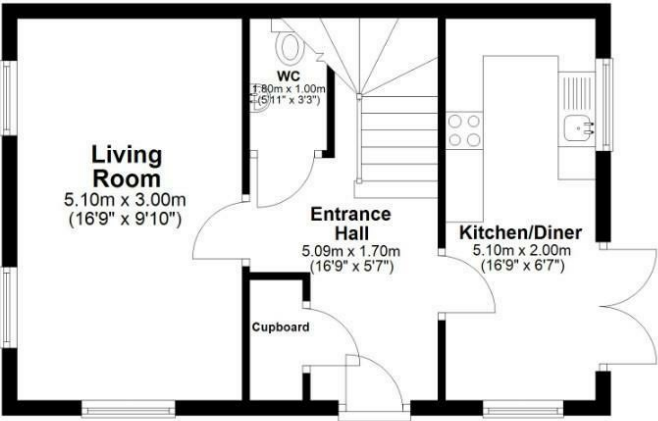
Approached off Heol Healey, number 37 enjoys a private driveway to the front providing convenient off-road parking for two cars, as well as benefitting from having an EV charging point. To the rear, the property boasts a fully enclosed and landscaped south facing garden featuring a combination of lawn and patio areas, all bordered by secure fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'D'.

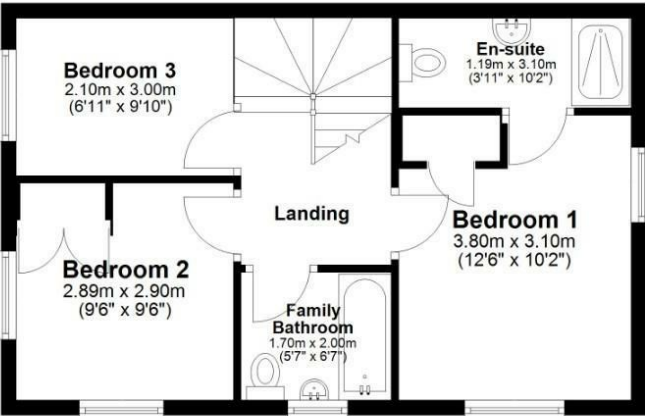
Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)

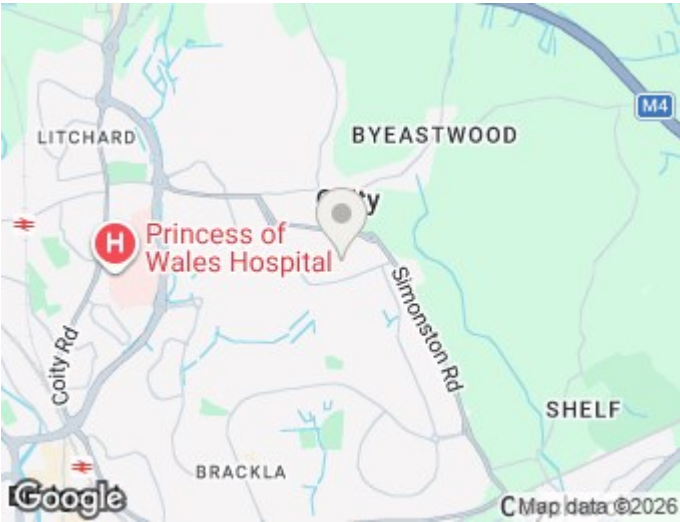


First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 81.3 sq. metres (874.9 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84	95	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**