



14C, Heol Stradling  
Bridgend, CF35 6QH

Watts  
& Morgan



# 14C Heol Stradling

Coity, Bridgend CF35 6QH

**£250,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful 3 bedroom mid terraced property, located on the popular Parc Derwen Development 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, a modern kitchen/diner with patio doors overlooking the rear garden. To the first floor, two great sized double bedrooms and a family bathroom with bath. To the second floor is the spacious master bedroom with ensuite bathroom. Externally the property offers an enclosed rear garden as well as benefitting from off road parking with spaces for 3 cars.

## Directions

\* Bridgend Town Centre - 1.5 Miles \* Cardiff City Centre - 23.0 Miles \* J36 of the M4 - 1.4 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway, which features soft vinyl wood effect flooring and leads through to the spacious living room. The living room is carpeted throughout, featuring a front-facing window that allows an abundance of natural light to fill the room as well as benefitting from a storage cupboard.

The inner hallway also benefits from soft vinyl flooring and provides access to a carpeted staircase rising to the first floor. The ground floor W/C, which features continuation of the vinyl flooring, includes a 2 piece suite comprising of a wash hand basin and WC.

To the rear of the property is a spacious kitchen/diner, benefiting from a rear-facing window and double patio doors that overlook and provide access to the rear garden. The kitchen is fitted with wood-effect vinyl flooring and a modern range of coordinating wall and base units with complementary work surfaces. There is ample space and provision for a washing machine and fridge freezer.

To the first floor, the carpeted landing offers access to 2 bedrooms and the family bathroom. To the front of the property is bedroom 2 which is a generously sized double room with carpeted flooring and two front-facing windows.

Bedroom three is rear-facing and benefits from carpeted flooring and a large window overlooking the rear garden.

The main family bathroom features vinyl flooring and is fitted with a three-piece suite which includes a wash hand basin, WC, and bath.

The carpeted staircase leads to the second floor landing which benefits from a generous sized cupboard. The large master bedroom is situated on the top floor, which features carpeted flooring throughout and a front facing window. The spacious en-suite bathroom is fitted with vinyl flooring which features a three-piece suite comprising a wash hand basin, WC, and enclosed shower, complemented by a Velux window providing natural light.

### GARDENS AND GROUNDS

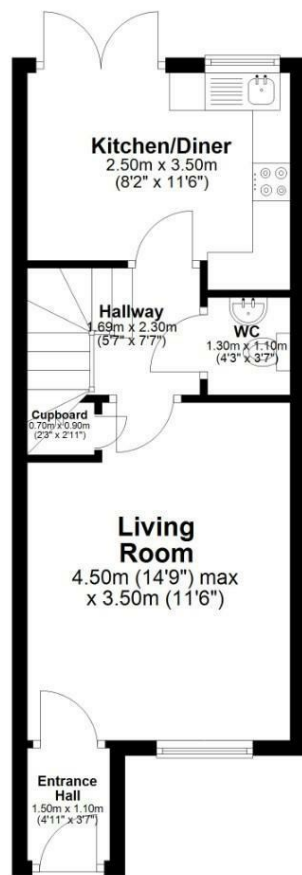
Approached off Heol Stradling, number 14C enjoys private parking to the rear providing convenient off-road parking spaces for 3 cars. The property boasts a fully enclosed and landscaped garden featuring a combination of lawn and patio/gravel areas, all bordered by secure fencing.

### ADDITIONAL INFORMATION

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

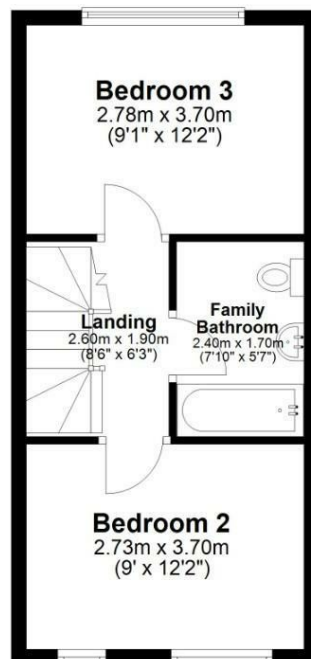
## Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



## Second Floor

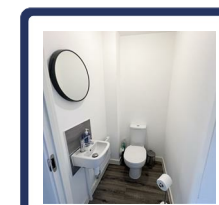
Approx. 25.6 sq. metres (275.5 sq. feet)



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.

Total area: approx. 88.9 sq. metres (956.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	85	
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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