



23, Heol Stradling
Bridgend, CF35 6AN

Watts
& Morgan

23 Heol Stradling

Coity, Bridgend CF35 6AN

£364,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

We are pleased to present to the market this modern Charles Church 4 bedroom detached property situated in a popular development in Parc Derwen, Coity. Situated within walking distance of local amenities close proximity to Bridgend Town Centre, and great commuter access for Junction 36 of the M4. This well presented property comprises of: entrance hall, lounge, office, WC, open plan kitchen/living/dining room. First floor landing, main double bedroom with en-suite shower room, three further good size rooms and 4-piece family bathroom. Externally enjoying a private driveway, single garage and rear enclosed landscaped garden. EPC Rating "B"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door leading into the entrance hallway offering vinyl flooring, carpeted staircase leads up to the first floor landing. The main living room is a spacious reception room offering carpeted flooring, central feature electric wall mounted fireplace and two windows to the front elevation. The dining room / office is a versatile reception room offering carpeted flooring and window to the front elevation. Downstairs WC has been fitted with a 2-piece suite comprising of a low level WC and wall mounted wash-hand basin. The heart of the home lies the open plan kitchen/living/dining room, this spacious family room offers vinyl flooring throughout and two sets of French doors opening out onto the rear patio area. This light and spacious room is perfect for families. Generous space for living and dining room furniture. The kitchen has been comprehensively fitted with a range of high gloss wall and base units and complementary laminate work surfaces. Integral appliances to remain to include 4-ring gas hob, oven, grill and stainless steel extractor fan. Space and plumbing is provided for appliances and space for an American style fridge freezer. The kitchen also features modern metro tiling and stylish splash back with spotlighting throughout

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard. Access to the loft hatch which is $\frac{3}{4}$ boarded.

Bedroom one is a generous size double bedroom offering carpeted flooring and two windows to the front elevation. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a walk-in shower cubicle with glass door, pedestal wash-hand basin and WC. Further features include partially tiled walls and window to the front elevation. Bedroom two is a large double bedroom offering carpeted flooring and window to the rear elevation. Bedroom three is a further double bedroom offering carpeted flooring and window to the rear elevation. Bedroom four is another double bedroom offering carpeted flooring, window to the front elevation and built-in storage. The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, pedestal wash-hand basin, WC and separate walk-in shower cubicle with sliding door. Further features include partially tiled walls, laminate flooring and window to the side elevation.

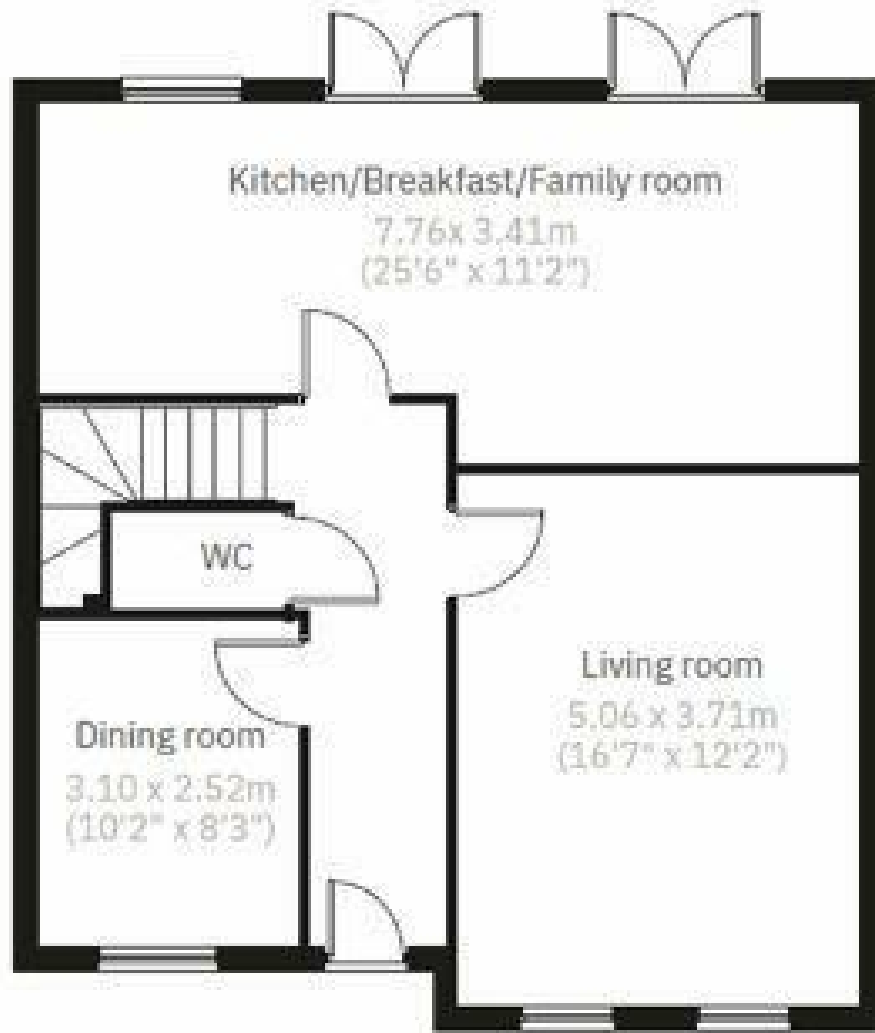
GARDENS AND GROUNDS

No.23 is accessed off Heol Stradling with a private driveway to the rear of the property providing off-road parking for two vehicles leading to the single garage with a door providing access out onto the rear garden. To the rear lies a substantially large enclosed by timber fencing landscaped garden with patio area ideal for outdoor furniture, the remainder of the garden is laid to lawn. A courtesy gate provides access out to the front of the property and a door provides access into the garage.

SERVICES AND TENURE

All mains services connected. Freehold.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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