



hrt

herbert r thomas

hrt.uk.com

27 Heol Healey

Coity,

Bridgend,

CF35 6GW

27 Heol Healey

Asking price **£315,000**

Situated in a popular location on the outskirts of Coity, within easy access to junctions 35 and 36 of M4 and close to Bridgend Town Centre, local amenities and shops is this beautifully presented, double fronted, four bedroom detached home.

Double fronted detached home

Four bedrooms

Open plan kitchen/diner and separate lounge

Popular Coity location

Easy access to the M4, Bridgend Town Centre and local amenities

Well presented throughout

Single garage and off road parking

Viewings highly recommended





This beautifully presented, double fronted, four bedroom detached home with garage is situated in the popular Coity location, within easy access to junctions 35 and 36 of the M4.

The property is entered into a hallway with staircase rising to the first floor landing, Oak herringbone flooring, doors to understairs storage and doorways to the lounge, kitchen/diner and WC.

The WC has been fitted with a white two piece suite comprising, WC and wash hand basin.

The lounge is a generous sized room with the same herringbone flooring as the hallway as well as feature fireplace and windows to the front and side.

The kitchen has been recently fitted with a range of contrasting grey base and wall mounted units with Quartz work surfaces over. There is an Integral fridge/freezer, two eye level ovens, integral wine cooler, built in ceramic sink with swan neck mixer tap, integral dishwasher, induction hob with complimentary extractor overhead and splashbacks. A breakfast bar finished the room making it a great social space. The room is open plan to a dining area with windows to side and front, French doors leading to the garden, oak herringbone flooring throughout, door to utility room.

The utility room has a continuation of base and wall mounted units with worktops over. There is an integral microwave and space for two appliances.

Stairs from the ground floor lead onto the spacious first floor landing with door to storage cupboard and doorways to all four bedrooms and the family bathroom.

The master bedroom is spacious room with a window to the rear, fitted wardrobes and door to ensuite. The ensuite has been fitted with a three piece suite comprising; WC, wash hand basin and double shower cubicle. There is full height tiling to walls.

Bedrooms two and three are also double rooms. Bedroom two has window to side and built in wardrobe. Bedroom three has windows to side and front and built in wardrobe. Bedroom four is another god sized room with windows to side and front. The family bathroom has been fitted with a modern white three piece suite comprising; panelled bath, wash hand basin and WC. There is a window to front and half height tiling to walls.

The front of the property are mature flower borders either side of the front door, that extend around the side of the house. To the side of the property is a driveway providing off road parking ahead of the single garage. A side gate leads through to the rear of the property which has a patio seating area leading out from the rear of the house and the remainder laid to lawn. The garden is enclosed by brick wall and fencing.

Viewings on the property are highly recommended.





Directions

From Junction 36 of the M4 head south towards Bridgend town. At the first roundabout take the first exit continuing towards own. At the second roundabout take the first exit onto the bypass road and at the next roundabout take the second exit onto West Plas Road. Continue through two sets of traffic lights and at the next round about take the first exit. Take the first turning right into Trem Y Castell and follow the road to the forked junction where you immediately need to turn right onto Bryn Healey. Follow the road taking the second left onto Heol Healey where the property will be indicated by our for sale sign.

Tenure

Freehold

Services

All mains

Council Tax Band E

82352, 141 PH Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
21, Heol Healey CF31 1LH Wales CF31 1LH	Energy rating B	Valid until: 7 April 2031 Certificate number: 0487-6016-6384-7389-3254
Property type: Detached house		
Total floor area: 113 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-wales).		
Energy efficiency rating for this property		
This property's current energy rating is B. It has the potential to be A.		
See how to improve this property's energy performance .		
The graph shows this property's current and potential energy efficiency.		
Properties are given a rating from A (most efficient) to G (least efficient).		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		
For properties in England and Wales:		
the average energy rating is D		
the average energy score is 60		

https://find-energy-certificates.service.gov.uk/energy-certificates/0487-6016-6384-7389-3254/summary

1/5

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

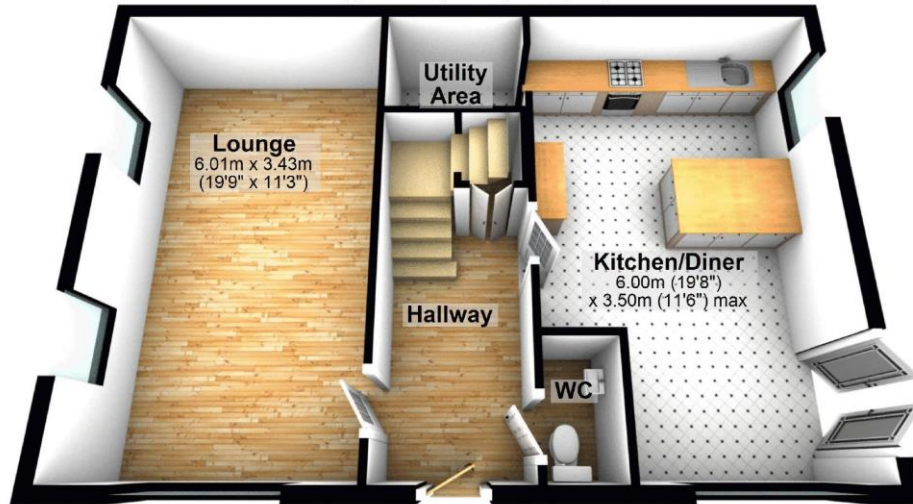


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Ground Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)

