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herbert r thomas

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13 Bryn Healey

Coity,  
Bridgend,  
CF35 6GU



## 13 Bryn Healey

Asking price **£220,000**

Situated on the popular Taylor Wimpey development in Coity is this well-presented three bedroom semi-detached property with two bathrooms and downstairs cloakroom which is ideal for a first time buyer.

Taylor Wimpey development

Ideal first time buyer property

Well presented

Two bathrooms and downstairs WC

Social kitchen/diner space

Impressive lounge

Good size gardens front and rear

Off-road parking

Close proximity to junction 36 of the M4, local shops and amenities

Viewings are highly recommend









Within close proximity to junction 36 of the M4 and local school, shop's and amenities is this well presented three bedroom semi-detached property in the popular Taylor Wimpey development in Coity.

The property is entered via a partially glazed door into an entrance hallway with staircase rising to the first floor landing and glazed wooden door through to the lounge.

The lounge is an impressive size room with a double glazed UPVC window to front and doorway through to a hallway.

The hallway has doorways that lead off to a useful storage cupboard underneath the stairs, downstairs cloakroom and opening through to the kitchen/diner. The cloakroom has been fitted with a two-piece suite comprising; a low-level WC and pedestal wash handbasin.

The kitchen/diner has been fitted with a matching range of base and eyelevel units with rolled worktop space over and consists of a stainless steel sink with mixer tap, built-in oven, four ring burner gas hob and complementary extractor fan overhead. There is an integral fridge, freezer, dishwasher and washing machine, a double glazed UPVC window to rear with views to the garden and double glazed UPVC French doors. The kitchen diner is a sociable space with plenty of dining furniture opportunity.

To the first floor landing there are doorways that lead off to the three bedrooms and family bathroom.

The master bedroom is a good size double room that benefits from a built-in wardrobe, a double glazed UPVC window to front and doorway through to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and shower with panel door. There are fully tiled walls in the wet areas and an obscure glazed window to front.

Bedroom two is a good size double room that also benefits from built-in wardrobes, laid to carpet and a double glazed UPVC window to rear.

Bedroom three is a well-proportioned single room with a double glazed window to rear. The family bathroom has been fitted with a three-piece suite comprising; a low level WC, wash handbasin with storage beneath and a panel bath.

To the front of the property is an ample front garden laid to lawn with pathway to the property as well as a tandem style driveway providing off-road parking.

To the rear of the property is an enclosed garden laid partially to lawn with two separate patio sections and also benefits from an outside PowerPoint.

Viewing are highly recommended to appreciate the location and offer in hand.





## Directions

From Junction 36 of the M4 head south towards Bridgend town. At the first roundabout take the first exit. 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 roundabout 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 where the property can be found on the left hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating B

2024, 10:52 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
<b>13, Bryn Healey</b> Semi-detached CF31 1LH	<b>Energy rating</b> <b>B</b>	<b>Valid until:</b> 9 March 2030 <b>Certificate number:</b> 0167-3880-7677-2392-4841
<b>Property type</b> Semi-detached house		<b>Total floor area</b> 79 square metres
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-to-improve-the-energy-efficiency-of-landlord-properties">guidance for landlords on the requirements and exemptions</a> . <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-to-improve-the-energy-efficiency-of-landlord-properties">https://www.gov.uk/guidance/landlords-on-the-requirements-to-improve-the-energy-efficiency-of-landlord-properties</a>		
<b>Energy rating and score</b> This property's energy rating is B. It has the potential to be A. <a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating.		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://findanenergycertificate.service.gov.uk/energy-certificates/0167-3880-7677-2392-4841/property>

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Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926

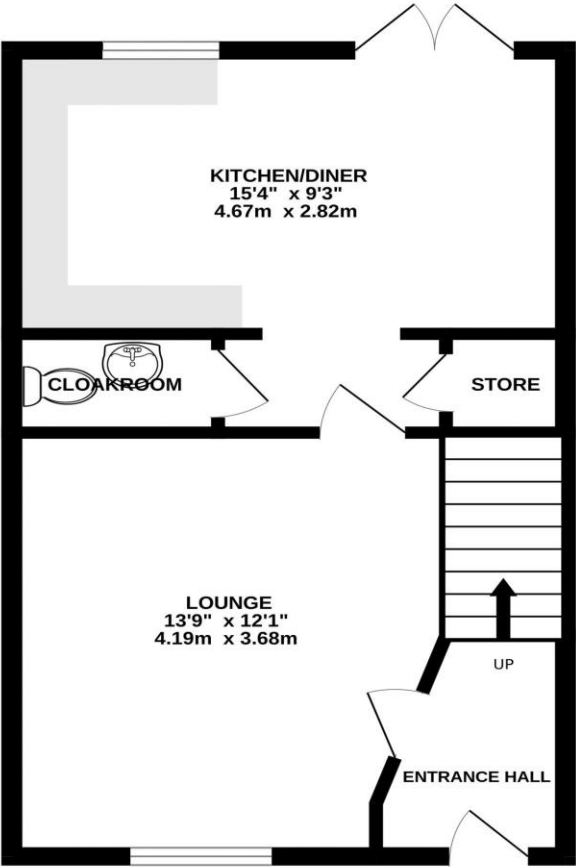
**RICS**

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.

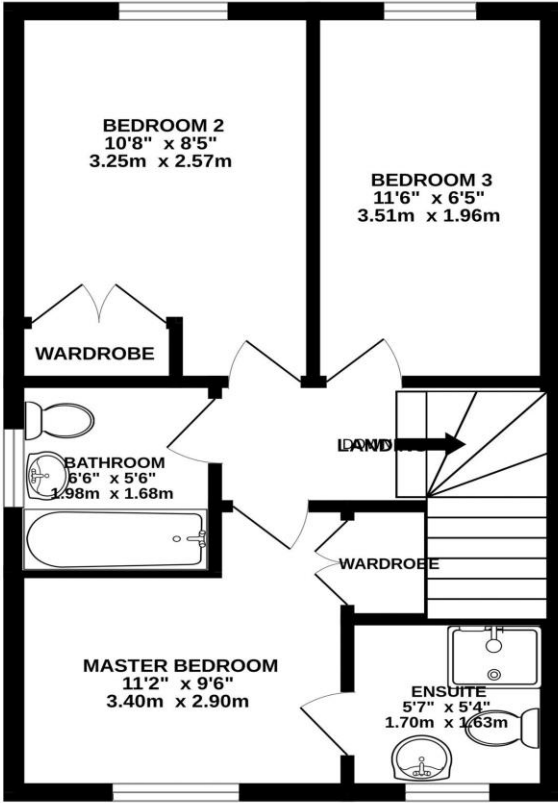




GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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