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21 Heol Stradling
Coity, Bridgend, CF35 6AN

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21 Heol Stradling

Asking price **£252,500**

Located in a prime spot on the sought-after Parc Derwen development is this stone cladded, three-bedroom, detached property with westerly facing garden and rear garage.

Sought-after Parc Derwen location

Good commuter access by Junction 36 of the M4

Westerly facing enclosed rear garden

Garage and off-road parking

Popular Clayton corner design

Stone cladded

Viewings highly recommended





Situated in the sought-after Parc Derwen development, allowing great commuter access to junction 36 of the M4, is this impressive stone clad, three-bedroom, detached home.

The property is entered into an entrance hallway with slate effect luxury Quickstep click flooring, staircase rising to first floor landing and doorways leading the kitchen/diner and lounge. The lounge is a light and airy space with PVCu double glazed window to the front and French doors overlooking the westerly facing side garden. The kitchen/diner has been fitted with a matching range of base and eyelevel units with roll top laminate workspace over. There is space for fridge/freezer, built in double oven, four ring gas hob with

complimentary extractor hood over, a 1 and a 1/2 bowl stainless steel sink unit, integrated dishwasher, a continuation of the luxury quickstep flooring, recessed spotlights, twin windows to the side, PVCu double glazed window to the front and doorway leading to the utility room. The utility room has a continuation of the base and eye level units, double glazed door to the rear, plumbing and space for two appliances luxury slate effect flooring and a doorway to the downstairs cloakroom. The cloakroom has been fitted with a two piece suite comprising of wash hand basin and close couple WC.

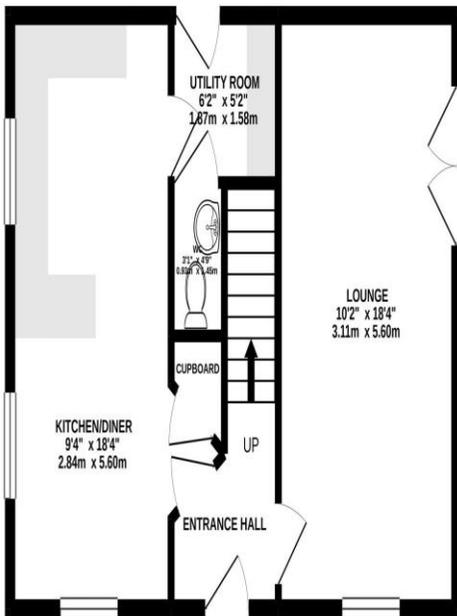
To the first floor, the landing has useful over stairs storage cupboard, window to the rear, loft inspection point and doorways to all bedrooms and family

bathroom. The bathroom has been fitted with a three-piece suite comprising of low-level WC, pedestal wash hand basin and bath with independent electric shower over. There is full height tiling to the wet areas, vinyl flooring and an obscure glazed window to the front. Bedroom three is a generous size single room with a PVCu double glazed window to the side. The second bedroom is the first of the double rooms with twin windows to the front and side. The master suite has windows to the front and side, recess spotlights and doorway to the ensuite shower room. The ensuite has been fitted with a three-piece suite comprising of pedestal wash hand basin, close coupled WC and double shower cubicle. There is a chrome effect heated towel rail, obscure glazed window to the front, half height tiling to walls and vinyl flooring.

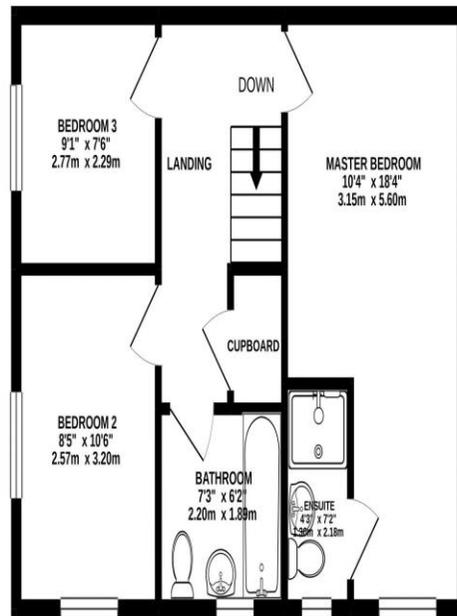
Outside to the front of the property is a pathway boarded by a mature hedgerow leading to the front door. To the side of the property is an enclosed westerly facing garden laid mostly to lawn with borders of mature plants and shrubs and additional pathway giving rear access to the garage. To the rear is a semi detached garage with driveway in front providing off-road parking. The garage has power points and lights.

Viewings on the property are highly recommended to appreciate the location and the highest of standards on offer.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 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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Directions

From our office on Derwen Road, proceed towards Nolton Street and follow the road as it bears left past Wilkinsons. At the top of the hill at the traffic lights, turn left. Continue down and proceed through the next set of traffic lights. Proceed and join the A4061 signposted the M4. Continue along this road and at the roundabout, continue straight. At the next round about take the third exit into the Parc Derwen development. Take the second left hand turning onto Heol Stradling where the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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58/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

21 Heol Stradling Cefn BRIDGEND CF31 1LH	Energy rating B
Valid until 29 August 2028	Certificate number 8194-8056-6035-5477-8863

Property type
Detached house

Total floor area
93 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the implications and exemptions](#), [https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614949/landlord-guidance.pdf](#).

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.](#)

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.

