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11 Heol Mathews

Coity, Bridgend, CF35 6JU

# 11 Heol Mathews

Asking price **£235,000**

Selling with no on-going chain is this modern three bedroom semi-detached property located in the popular Taylor Wimpey development between Brackla and Coity with downstairs cloakroom/WC, ensuite to master bedroom, off-road parking and within close proximity to Junction 36 of the M4.

Modern three bedroom semi-detached property

Popular residential development

Brick built design by Taylor Wimpey

Generous fitted kitchen/diner leading onto the rear garden

Main bedroom complete with built-in wardrobes and ensuite

Off road parking for two vehicles

No chain



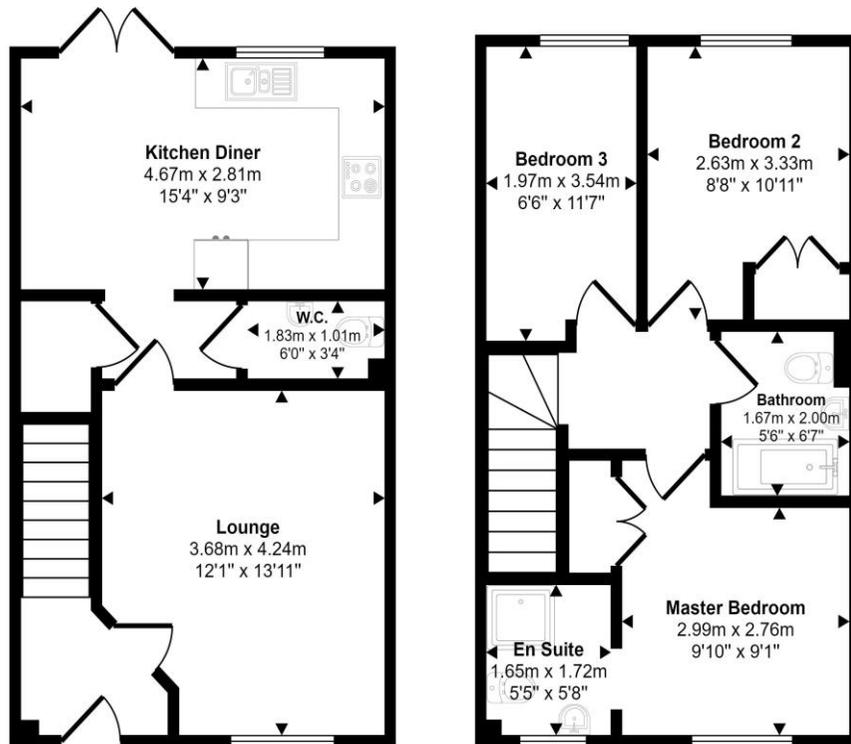


Situated within close proximity to junction 36 of the M4 is this well-presented three bedroom semi-detached property with downstairs cloakroom/WC, ensuite to master bedroom, large rear garden and off-road parking. The property is entered via a PVCu double glazed door into entrance hallway with staircase leading to the first floor landing and doorway leading to the lounge. The lounge is generous size with PVCu window to the front, ample space for furniture, laid to carpet and doorway leading to an inner hallway which benefits from an under stairs storage cupboard, access to the kitchen and a door leading to a

cloakroom/WC. The cloakroom has been fitted with a two-piece suite comprising: WC and pedestal wash hand basin. The kitchen/diner is a generous size, the kitchen has been fitted with matching range of white base, wall and drawer units with granite effect laminate work surfaces comprising; integrated fridge/freezer, dishwasher, washer, dryer, electric hob and oven. The Ideal logic combi boiler is concealed in a cupboard, there is plenty of space in the dining area for dining furniture with a PVCu window to the rear along with French doors leading out to the rear garden. To the first floor landing there is a loft inspection

point and doorways to all three bedrooms and the family bathroom. The master bedroom is a double room laid to carpet with built-in wardrobes and door leading to the ensuite. The ensuite has been fitted with a three piece suite comprising: shower cubicle, WC and pedestal wash hand basin. There is an obscure window to the front, half height tiling to the walls, the shower is thermostatic and laid to vinyl flooring. Bedroom two is also a double room benefits from built-in wardrobes and laid to carpet. Bedroom three is a well-proportioned room and laid to carpet. The family bathroom has been fitted with a three-piece suite comprising panelled bath with an electric shower over, pedestal wash hand basin and WC. There is half height tiling to the walls and laid to vinyl flooring. The front of the property is approached by a pathway and steps leading to the front door. There are two off road parking spaces positioned side by side and are located to the front of the property and there is a side gate access to the rear garden. To the rear of the property is an enclosed large garden with a patio area and the remaining laid to lawn. Viewing on the property are highly recommended.

Approx Gross Internal Area  
79 sq m / 847 sq ft

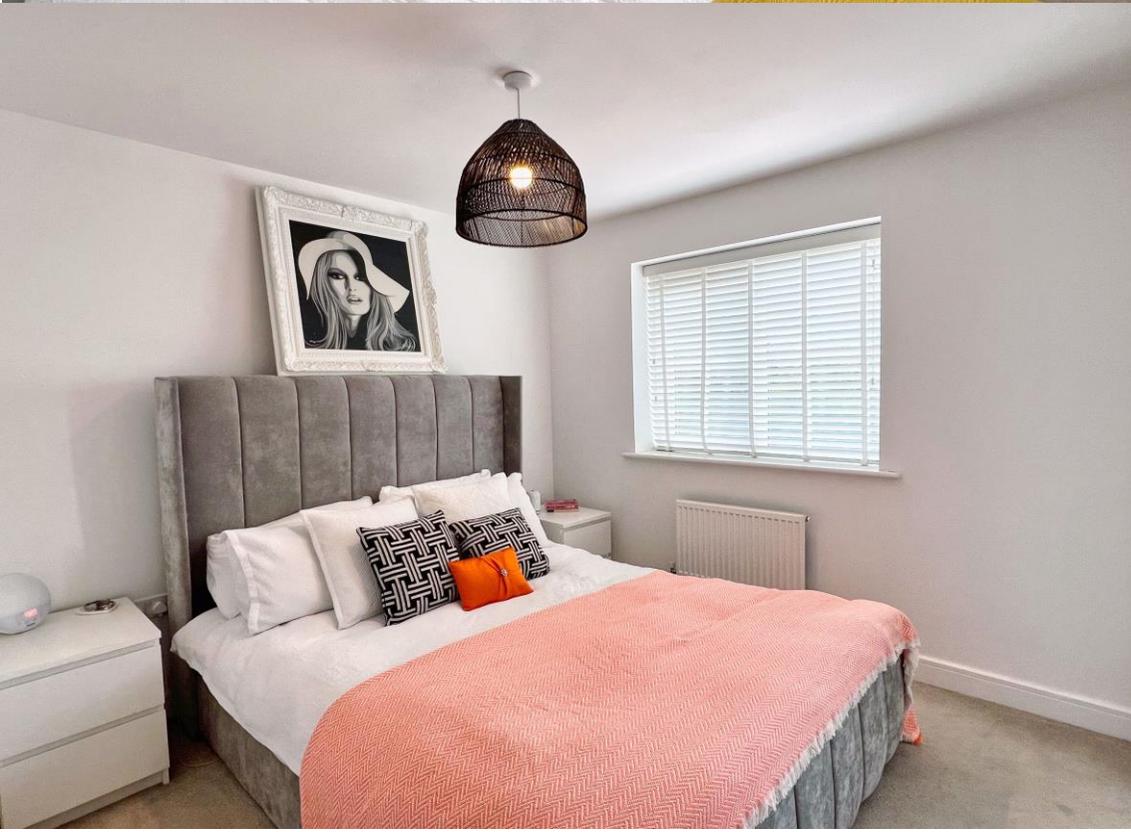


Ground Floor  
Approx 39 sq m / 420 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Directions

From junction 35 of the M4, proceed towards Bridgend via the A473. At the first roundabout continue ahead along the A473 taking the first exit. At the next roundabout, take the fourth exit onto the B4181 signposted Coity. Proceed under the railway bridge and continue to the next roundabout, taking the second exit straight ahead. Continue straight and at the next roundabout take the first exit to enter the new Gerddi r Castell development. Take the first left and then first left again onto Heol Matthews where the property can be found as indicated by our for sale sign.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

61624\_124 PDF Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
11 Heol Matthews Gely LRODGDND CF31 8UJ	<b>B</b>	Valid until: 12 October 2032	Certificate number: 9478-0940-1398-1382-4204

Property type: Semi-detached house  
Total floor area: 79 square metres

### Rules on letting this property

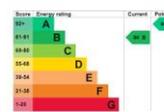
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. 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

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.

