

FOR
SALE



22 Coed Helyg, Bridgend, Mid Glamorgan CF31 4EW

£175,000 - Freehold



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PROPERTY SUMMARY

We are pleased to offer for sale this two double bedroom semi detached house comprising kitchen, lounge/diner, two bedrooms, family bathroom, low maintenance enclosed rear garden, off road parking and garage. Early viewing highly recommended.

Situated within Bryntirion which is well served with local shops, schools and within close proximity of Bridgend town centre. The property would make an ideal first time purchase or investment. Viewing highly recommended.

POINTS OF INTEREST

- Two bedroom semi detached house
- Generous sized lounge
- Enclosed rear garden
- Off road parking/ Garage
- Good location for Bridgend town centre
- EPC - / Council tax band -



ROOM DESCRIPTIONS

Entrance

Via PVCu part frosted glazed door into entrance hall finished with textured papered ceiling, coving, centre pendant light, smoke alarm, emulsioned walls with dado rail, PVCu double glazed window overlooking the side of the property, radiator, skirting and wood effect vinyl flooring. Stairs leading to first floor. Doors leading to lounge/diner and kitchen. door to under stair storage cupboard housing meters.

Lounge/diner

2.88m x 5.86m (9' 5" x 19' 3") Textured papered ceiling, centre pendant light, ceiling rose, decorative coving, emulsioned walls with dado rail, PVCu double glazed window overlooking the front, PVCu double glazed door leading out to the rear garden, radiator, skirting and fitted carpet. Feature fireplace with gas fire, marble hearth, surround and wooden mantel.

Kitchen

2.24m x 2.68m (7' 4" x 8' 10") Emulsioned ceiling, centre light, emulsioned walls, tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, frosted PVCu double glazed door leading out to the side of the property, skirting and grey wood effect vinyl flooring. A range of wall and base units in a gloss grey with complementary roll top work surface. Integrated electric oven with four ring electric hob. Cupboard housing gas combination boiler. Space for washing machine. Opening into storage space under the stairs housing electric consumer box.

First floor landing

Via stairs with fitted carpet and painted hand rail. Textured papered ceiling, centre light, access to loft, smoke alarm, coving, papered walls, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the fitted carpet. Doors leading to two bedrooms and family bathroom.

Family bathroom

1.82m x 1.94m (6' 0" x 6' 4") Emulsioned ceiling, centre light, tiled walls, wall mounted chrome towel rail radiator, frosted PVCu double glazed window overlooking the rear of the property and vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap, bath with chrome mixer tap, overhead chrome mixer shower and folding glass screen.

Bedroom 2

3.06m x 3.19m (10' 0" x 10' 6") Textured papered ceiling, centre pendant light, coving, papered walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Door leading to storage cupboard with shelving.

Bedroom 1

2.72m x 4.26m (8' 11" x 14' 0") Textured papered ceiling, pendant light, coving, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet. Bi-folding door leading to built in storage cupboard with shelving.

Outside

Enclosed low maintenance rear garden mainly laid to patio.

Off road parking to the front of the property for two vehicles leading to a garage. Low maintenance front garden with decorative stone borders, area of artificial grass and turned over soil ready for shrubbery.

Garage

Traditional up and over door.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 62% of fixed outlets

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



