



Lon Yr Ardd , Coity, Bridgend. CF35 6EZ

£329,950

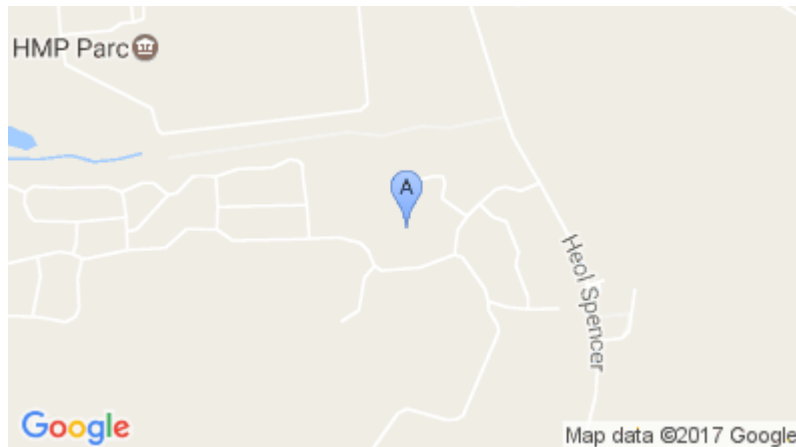
PJC PAYTON
JEWELL
CAINES

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An IMMACULATELY presented detached property which offers spacious accommodation, situated in the modern development of Parc Derwen. The property benefits from impressive hallway, two reception rooms, modern kitchen/diner, downstairs cloakroom, master bedroom with en suite, rear garden and garage.

£329,950

- Four bedroom detached house
- Modern fitted kitchen/diner
- Two reception rooms/EPC=B
- Master bedroom with en suite
- Enclosed rear garden & garage
- Viewing highly recommended



ENTRANCE

Via PVCu double glazed door.

ENTRANCE HALL

Emulsioned ceiling. Emulsioned walls. Karndean flooring. Carpeted staircase leading to the first floor. Under stairs storage cupboard. Four doors leading off.

CLOAK ROOM (3' 5" x 7' 5") or (1.04m x 2.26m)

Emulsioned ceiling. Part emulsioned/part tiled walls. Karndean flooring. PVCu double glazed window with obscured glass to the front of property. Radiator. Two piece suite comprising low level W.C. and sink/pedestal.

LOUNGE (12' 7" x 16' 0") or (3.83m x 4.88m)

Emulsioned ceiling. Part emulsioned/part papered walls. Karndean flooring. PVCu double glazed French doors leading to the rear garden. Two radiators.

RECEPTION 2/STUDY (7' 10" x 12' 6") or (2.39m x 3.81m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Three PVCu double glazed windows one to side and two to the front of property. Radiator.

L-SHAPED KITCHEN / DINER (13' 3" x 24' 2") or (4.03m x 7.37m)

Emulsioned ceiling with down lights. Emulsioned walls. Karndean flooring. PVCu double glazed windows to the front and rear of property. Two radiators. Space for table and chairs. Centre island. A range of wall and base units with complementary work surface housing stainless steel sink/drain. Integrated fridge/freezer and dishwasher. Electric oven, gas hob and extractor hood. Wall mounted gas boiler. Door leading into utility room.

UTILITY ROOM (6' 8" x 7' 9") or (2.03m x 2.36m)

Emulsioned ceiling. Emulsioned walls. Karndean flooring. PVCu double glazed door leading to the rear of property. Radiator. Base unit with sink/basin. Space for washing machine and tumble dryer.

LANDING

Emulsioned ceiling with attic access which is partly boarded. Emulsioned walls. Fitted carpet. Radiator. Feature wall papered. Loft access. Five doors leading off. Built in storage cupboard housing hot water tank and shelving.

BEDROOM 1 (12' 7" x 12' 11") or (3.83m x 3.94m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to the front of property. Radiator. Fitted wardrobes to one wall. Door leading into en-suite.

EN-SUITE SHOWER ROOM (6' 9" x 7' 5") or (2.05m x 2.25m)

Emulsioned ceiling with down lights. Part emulsioned/part tiled walls. Vinyl flooring. PVCu double glazed window with obscured glass to the rear of property. Radiator. Three piece suite comprising low level w.c. sink/pedestal and shower cubicle.

BEDROOM 2 (10' 2" x 14' 2") or (3.10m x 4.33m)

Emulsioned walls. One papered feature wall. Built in wardrobes. PVCu double glazed window to the rear of property. Radiator. Built in storage cupboard. Fitted wardrobes.



BEDROOM 3 (10' 4" x 9' 8") or (3.15m x 2.95m)

Emulsioned ceiling. Part emulsioned/part papered walls. PVCu double glazed window to the front of property. Built in wardrobes to one wall. Radiator.

BEDROOM 4 (8' 9" x 10' 10") or (2.67m x 3.31m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed windows to the side and front of property. Radiator.

BATHROOM (5' 7" x 8' 11") or (1.70m x 2.73m)

Emulsioned ceiling with down lights. Part emulsioned/part tiled walls. Vinyl flooring. PVCu double glazed window with obscured glass to the front of property. Four piece suite comprising low level w.c. sink/pedestal, panelled bath and built in shower cubicle with overhead shower. Chrome towel rail radiator.

OUTSIDE

Enclosed rear garden, laid with artificial grass, bordered with brick and panelled fencing. Section bordered with wrought iron railings and small patio area leading to front of property. Pathway leading to gate access and garage. PVCu door leading into garage. Garage has up and over doors, power and lighting. Driveway parking for up to three cars.


DIRECTIONS

NOTE *To access the driveway and garage for this property* travel from Bridgend town towards Coity Village, enter the village and take the left turning just after the post office; continue up the hill on Heol Spencer with the new Charles Church development on the left - take the last left turning into the development before the common. Immediately take the first right into Llys Y Fedwen where the property can be found via accessing the private driveway right at the bottom of the cul-de-sac.




For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



www.pjchomes.co.uk

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