

Payton
Jewell
Caines



Lon Yr Ardd, Coity, Bridgend County. CF35
6EZ

£190,000

 PAYTON
JEWELL
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Lon Yr Ardd, Coity, Bridgend County. CF35 6EZ

A well presented two double bedroom (master with en-suite) end of terrace house comprising entrance hall, W.C, open plan lounge/diner, kitchen, family bathroom, enclosed rear garden and OFF ROAD PARKING to the front and Rear. Ideal first time or investment purchase.

£190,000 - Freehold

- Two bedroom end terrace house
- Downstairs WC
- Open plan lounge/diner
- Ensuite to master bedroom
- Enclosed low maintenance rear garden
- Two parking spaces/ EPC - C, Council tax band - C



DESCRIPTION

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Introducing this well presented two double bedroom end of terrace property situated on the sought after development of Parc Derwen, Coity. The property offers excellent access to the M4 motorway at J36 as well as easy access to McArthur Glen Designer Outlet and Bridgend town centre where there is a mainline train station and plenty of retail and food outlets. Internal viewing highly recommended.

ENTRANCE

Via composite door leading into the hall finished with skimmed ceiling and walls, radiator, skirting and engineered oak flooring. All doors leading off.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, extractor fan, radiator and tiled flooring. Two piece suite comprising WC and corner sink with tiling to splash back area.

KITCHEN (8' 7.54" x 8' 11.09") or (2.63m x 2.72m)

Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator and high gloss ceramic tiled flooring. A range of wall and base units in a cream gloss with chrome handles. Stainless steel sink with mixer tap. Integrated oven, hob and extractor. Space for washing machine and fridge/freezer. Cupboard housing combination boiler.

LOUNGE (15' 1.5" x 12' 4.42") or (4.61m x 3.77m)

L-shaped room. Measurements into the recess. Emulsioned ceiling and walls, PVCu French doors leading out to the rear garden and PVCu window overlooking the rear, radiator, skirting and a continuation of the oak flooring.

FIRST FLOOR LANDING

Via stairs. Access to loft with pull down ladder and boarded, emulsioned ceiling and walls, radiator, skirting and fitted carpet. All doors leading off. Storage cupboard.

BEDROOM 1 (12' 1.28" x 8' 10.3") or (3.69m x 2.70m)

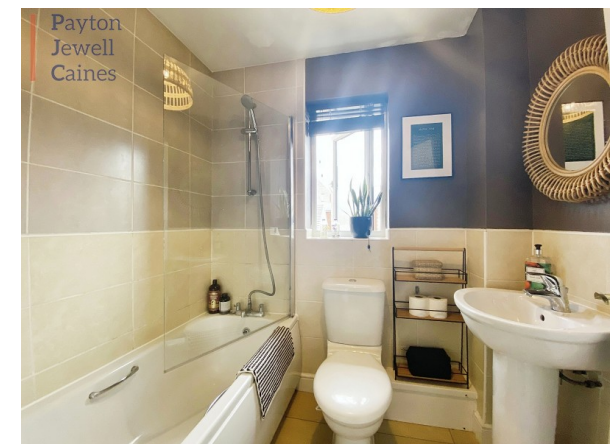
Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator, skirting and engineered oak flooring. Door leading into ensuite.

EN SUITE

Emulsioned ceiling, extractor fan, part emulsioned/part tiled walls, frosted glazed window overlooking the front of the property, radiator and ceramic tiled flooring. Three piece suite in white comprising WC, pedestal wash hand basin with mixer tap and shower cubicle with chrome shower and glass door.

BEDROOM 2 (8' 11.48" x 8' 2.03") or (2.73m x 2.49m)

Emulsioned ceiling and walls, PVCu window overlooking the rear garden, radiator, skirting and engineered oak flooring.



BATHROOM (6' 8" x 5' 7") or (2.02m x 1.69m)

Emulsioned ceiling, extractor fan, part emulsioned/part tiled walls, frosted window overlooking the rear of the property and ceramic tiled floor. Three piece suite comprising WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap and over bath shower.

OUTSIDE

The rear garden is bounded by brick wall and feather board fencing, low maintenance rear garden with large patio area, decorative shale border and gate for rear access leading to a parking space. Outside tap.

Paved driveway offering a further parking space to the front of the property. Step leading to the front of the property.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	79	
(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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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