

Payton
Jewell
Caines



Clos Stratton, Coity, Bridgend. CF35 6GR

£187,500



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Modern two bedroom semi detached house comprising open plan kitchen/ living/ dining, downstairs WC, two DOUBLE bedrooms, family bathroom, ENCLOSED REAR GARDEN and TWO DEDICATED CAR PARKING SPACES. Ideal first time or investment purchase.

£187,500 - Freehold

- Modern two double bedroom semi detached house
- Contemporary open plan kitchen/living/dining
- Beautifully presented throughout/ EPC - , Council tax band - C
- Gas fired combination boiler
- Two side by side car parking spaces
- Popular sought after modern development



ENTRANCE

Via part frosted glazed composite front door with side frosted glazed panel into the open plan kitchen/living/dining.

OPEN PLAN KITCHEN/DINER/LIVING (23' 4" x 13' 1") or (7.11m x 4.0m)

Emulsioned ceiling, central light fitting to remain, emulsioned walls, skirting and laminate floor. Double fitted storage cupboard housing shelving and plumbing for automatic washing machine. Arch into the kitchen with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and laminate floor. A range of low level and wall mounted kitchen units in white with brushed chrome handles and a complementary roll top work surface with splash back plinth. Inset one and a half basin sink with mixer tap and drainer. Integrated fridge and freezer. Electric oven, ceramic hob and overhead extractor hood with stainless steel splash back. Breakfast bar. Space for dining table and chairs.

The lounge area overlooks the rear garden via PVCu double glazed French doors with perfect fit concertina blinds and side glazed panels. Emulsioned ceiling and walls, two light pendants, skirting and laminate floor.

DOWNSTAIRS W.C.

Frosted glazed PVCu window to the front, emulsioned ceiling, half height emulsioned walls and half height ceramic tiled walls, radiator and laminate flooring. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, central light fitting pendant, emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 1 (13' 1" x 8' 0") or (4.00m x 2.45m)

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, central light pendant, skirting and fitted carpet.

BEDROOM 2 (10' 10" x 7' 7") or (3.30m x 2.30m)

Overlooking the front via two PVCu double glazed windows with fitted Venetian blinds and finished with emulsioned ceiling and walls, central light pendant, skirting and laminate floor. Double fitted wardrobe.

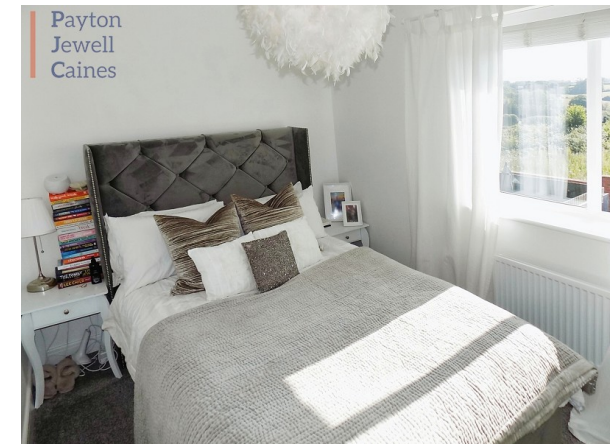
FAMILY BATHROOM

Emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles, PVCu frosted glazed window to the side, wall mounted heated chrome towel rail and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower with hand attachment, rainwater head and a side glazed shower screen.

OUTSIDE

Enclosed rear garden laid to patio, lawn and elevated decking area to the rear. Storage shed to remain.

Two side by side car parking spaces to the front.




NOTE

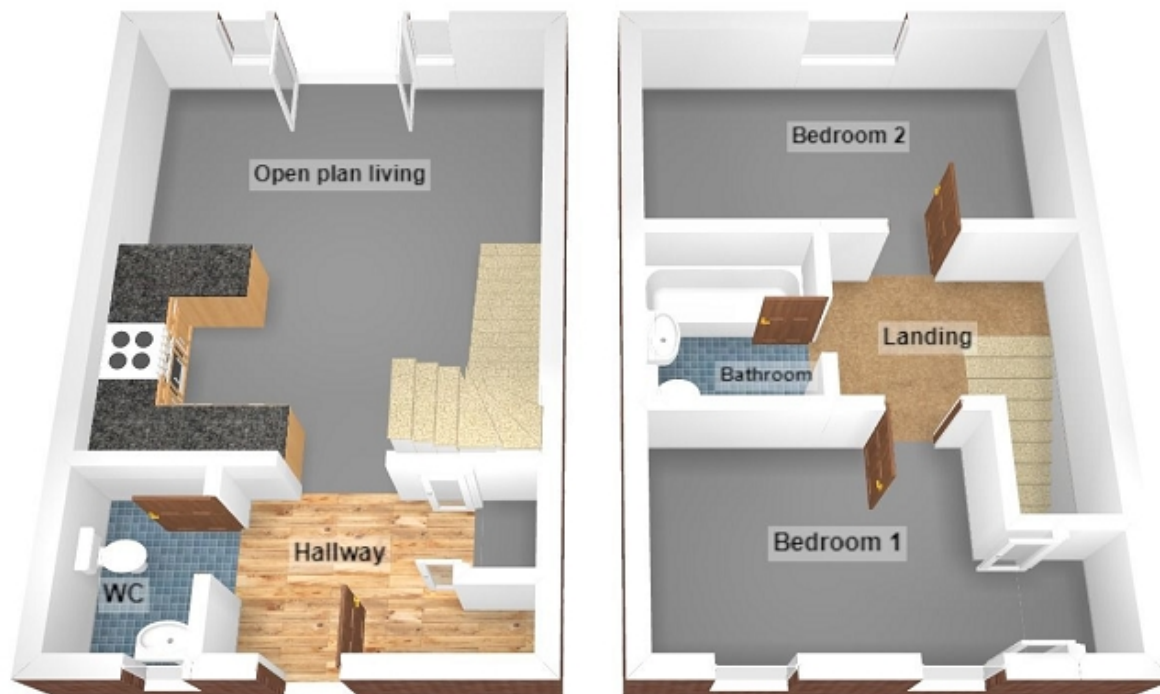
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(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.



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.



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