



Bryn Healey, Coity, Bridgend. CF35 6GU

£205,000

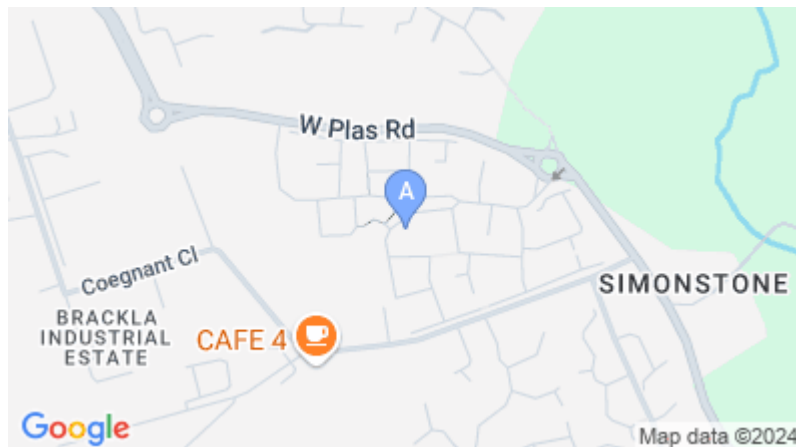


# Bryn Healey, Coity, Bridgend. CF35 6GU

Modern three bedroom semi detached house comprising, entrance hall, downstairs w.c. lounge/ diner, kitchen, family bathroom, three bedrooms, enclosed rear garden with pergola and DRIVEWAY PARKING for three cars. Ideal first time purchase.

£205,000 - Freehold

- Modern three bedroom semi detached house
- Open plan lounge/diner
- Off road parking for three vehicles
- Enclosed rear garden with pergola
- Well presented throughout, council tax - D / EPC - B
- Fitted wardrobes to bedroom one and two
- Ideal first time purchase



## DESCRIPTION

Introducing this modern three bedroom semi detached house comprising, entrance hall, downstairs w.c. lounge/diner, kitchen, family bathroom, three bedrooms, enclosed rear garden with pergola and DRIVEWAY PARKING for three cars. Ideal first time purchase.

Parc Derwen is a sought after development located to the north of Bridgend giving excellent access to the M4 at Junction 36 making it perfect for commuting to Swansea or Cardiff. The site itself is home to Coety Primary School and recently opened Co-op supermarket and pharmacy.

### Key Features

FREEHOLD

NHBC covered until 2030

Ideal first time purchase

Well presented throughout

## ENTRANCE

Via part frosted glazed front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting, wood effect LVT flooring, wall mounted fuse box and doorway through to the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, ceiling mounted extractor, emulsioned ceiling and half emulsioned / half tiled walls, radiator and a continuation of the wood effect LVT flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap.

## KITCHEN (7' 3" x 11' 0") or (2.20m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted shaker style units in cream with brushed chrome handles and complementary roll top work surface with splash back plinth. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood with feature glass splash back, ceramic tiles to the remainder of the splash back. Plumbing for automatic washing machine, space for high level fridge/freezer, hidden Ideal Logic combi 35 gas fired combination boiler and wall mounted breakfast bar.

## LOUNGE/DINER (15' 2" x 14' 5") or (4.63m x 4.40m)

Overlooking the rear garden via PVCu double glazed French doors with side glazed panels and finished with emulsioned ceiling and walls, skirting, wood effect LVT flooring and under stairs storage.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via a pull down ladder and predominately boarded. Emulsioned ceiling and walls, skirting and fitted carpet.





## FAMILY BATHROOM

PVCu frosted glazed window to the front, emulsioned ceiling with recessed LED spot lights and ceiling mounted extractor. Half emulsioned / half tiled walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, bath with chrome mixer tap and over bath plumbed shower with hand attachment and rainwater head and side glazed shower screen. Wall mounted heated chrome towel rail.

## BEDROOM 1 (7' 10" x 13' 7") or (2.40m x 4.15m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

## BEDROOM 2 (7' 10" x 11' 2") or (2.40m x 3.40m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

## BEDROOM 3 (9' 2" x 6' 3") or (2.80m x 1.90m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls with half height feature panelling, skirting and fitted carpet.


## OUTSIDE

Enclosed rear garden all enclosed with closed board fence, laid to patio and lawn with rear raised bed with wooden sleepers and covered seating area (pergola) side return with storage shed and gated access to the front.

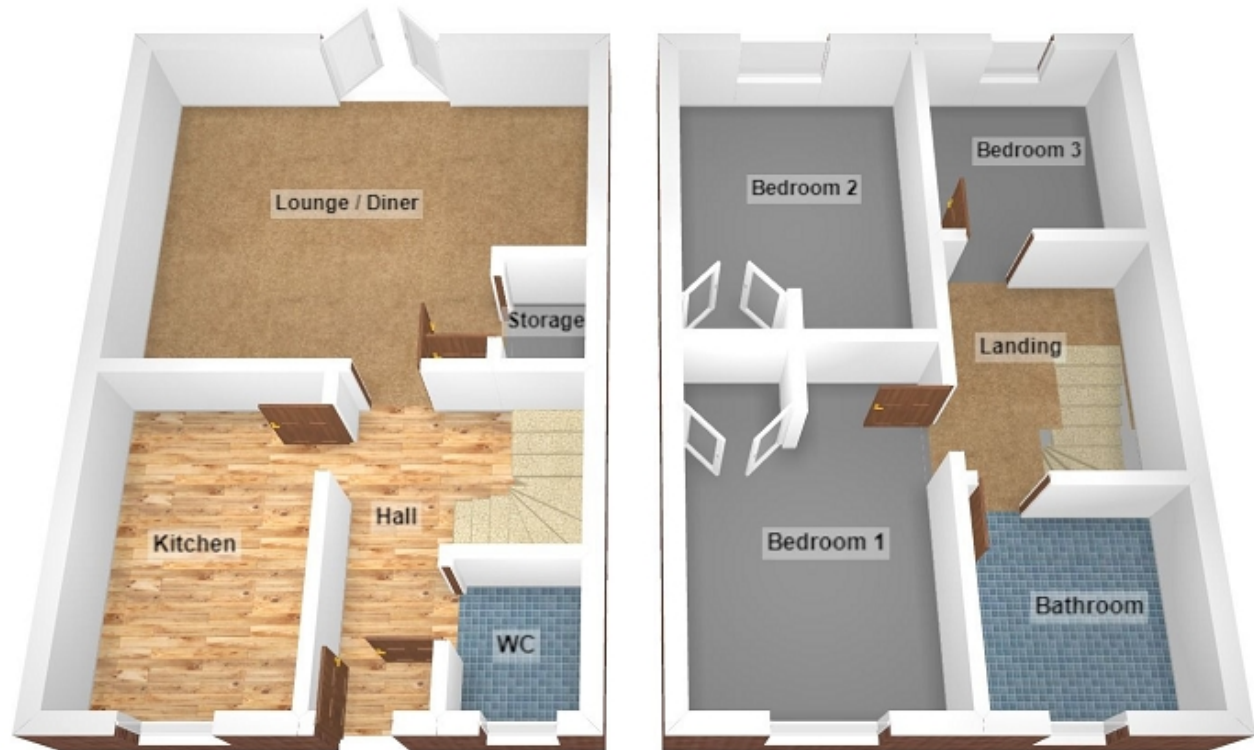
Open aspect front garden laid to decorative stone (used as car parking) tarmacadam driveway for parking two vehicles and an area of lawn.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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