

Payton
Jewell
Caines



Clos Stratton, Coity, Bridgend. CF35 6GR

£187,500

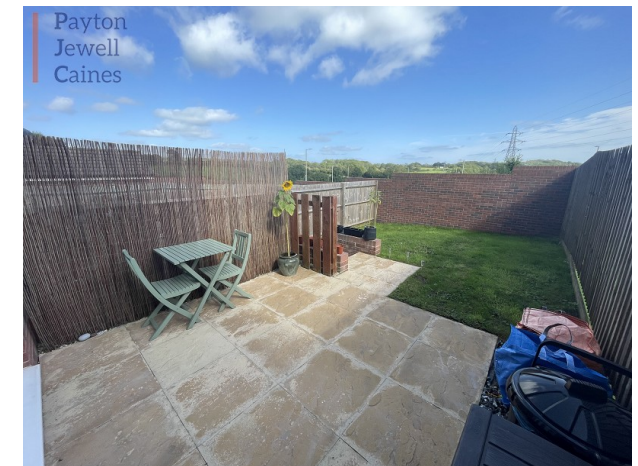
PJC PAYTON
JEWELL
CAINES

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A modern two bedroom end terraced house comprising entrance hall, downstairs w.c. fitted storage/utility area, open plan kitchen/living/dining, two double bedrooms, family bathroom, low maintenance enclosed rear garden and TWO DEDICATED PARKING SPACES. IDEAL FIRST TIME OR INVESTMENT PURCHASE. NO ONGOING CHAIN.

£187,500 - Freehold

- Modern two bedroom end terraced house
- Beautifully presented throughout/ NO ONGOING CHAIN
- Gas fired combination boiler/ EPC - B/ Council tax - C
- Open plan kitchen/living/dining
- Low maintenance enclosed rear garden
- Two dedicated parking spaces
- Ideal first time or investment purchase



DESCRIPTION

Introducing this beautifully presented two bedroom end terraced house located in the popular Taylor Wimpey site in Coity and comprising entrance hall, downstairs w.c. open plan kitchen/living/dining, two double bedrooms, family bathroom, enclosed rear garden and two dedicated car parking spaces. Ideal first time or investment purchase. Viewing highly recommended to appreciate all the property has to offer.

Gerddi Castell 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 property is within a short drive of Bridgend town centre with all amenities, facilities, mainline train station and bus station.

ENTRANCE

Via part glazed and frosted composite front door into the entrance hall.

ENTRANCE HALL

Plastered and emulsioned ceiling with centre light and smoke alarm, plastered and emulsioned walls, skirting and wood effect flooring. Double doors leading into the utility/storage area and door leading into the downstairs w.c.

DOWNSTAIRS W.C. (4' 11" x 4' 1") or (1.51m x 1.25m)

Plastered and emulsioned ceiling with centre light and extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the wood effect flooring. Wall mounted radiator and PVCu double glazed window overlooking the front of the property. Two piece suite comprising pedestal wash hand basin with chrome mixer tap and low level w.c.

UTILITY AREA/STORE

House the washing machine, gas combination boiler, electric consumer box and hanging rails for coats.

OPEN PLAN KITCHEN/LIVING/DINING. (18' 1" x 13' 1") or (5.50m x 3.98m)

Plastered and emulsioned ceiling with extractor fan, two pendant lights and further light to the kitchen area, plastered and emulsioned walls, skirting and a continuation of the wood flooring to the kitchen area and fitted carpet to the lounge. PVCu double glazed French doors leading out to the rear garden with PVCu glazed side panels. A range of base and wall units with complementary roll top wood effect work tops, integrated electric oven with four ring gas hob and overhead chrome extractor fan. Space for freestanding fridge/freezer, integrated one and half stainless steel sink and breakfast bar area with space for two stools and radiator. Stairs leading to the first floor.

LANDING

Via stairs with fitted carpet and painted handrail. Plastered and emulsioned ceiling with loft access, plastered and emulsioned walls, skirting, radiator and fitted carpet.

BEDROOM 1 (13' 1" x 7' 10") or (3.98m x 2.40m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.



BEDROOM 2 (10' 9" x 7' 9") or (3.27m x 2.35m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, two PVCu double glazed windows overlooking the front of the property and radiator. Double doors leading to built in storage.

FAMILY BATHROOM (6' 3" x 6' 2") or (1.91m x 1.88m)

Plastered and emulsioned ceiling with centre light and extractor fan, half emulsioned / half tiled walls, vinyl flooring in tile effect, frosted PVCu double glazed window overlooking the side of the property and a chrome towel rail radiator. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and bath with chrome mixer tap, overhead shower and folding glass screen. Wall mounted mirror.

OUTSIDE

Off road parking for two vehicles to the front of the property and area of shrubbery with paving slabs leading to the front door.

Enclosed and private rear garden, area of paving slabs, remainder of the garden is laid to lawn, steps down to a patio area to the side with wooden gate leading to the front of the property. Outside tap.


NOTE

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

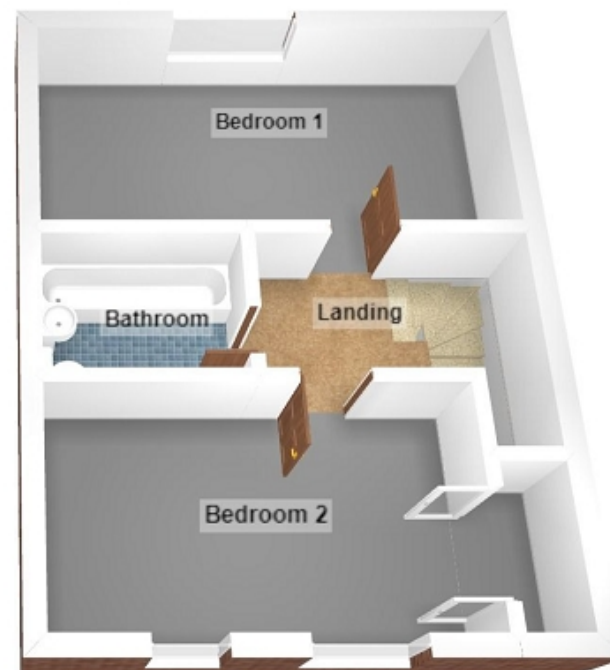


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		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.



www.pjchomes.co.uk

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