

Payton
Jewell
Caines



Llys Ceirios, Coity, Bridgend. CF35 6QB

Offers Over
£480,000

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BEAUTIFULLY PRESENTED five bedroom DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, downstairs w.c. open plan kitchen/dining/living, utility room, HOME GYM, en suite to bedroom one and two, family bathroom, enclosed rear garden, GARAGE and off road parking.

Offers Over £480,000

- Modern five bedroom detached house
- Beautifully presented throughout
- Open plan living/kitchen/dining
- En suite to bedroom one and two
- Home gym, enclosed rear garden and driveway parking
- Viewing highly recommended.
- EPC - B / Council tax - F



DESCRIPTION

Introducing this beautifully presented five bedroom detached home offering excellent family accommodation. The property benefits from two reception rooms, open plan kitchen/living/dining, home gym, kitchen with utility, downstairs w.c. family bathroom, en suite to bedroom one and two, enclosed rear garden and off road parking. Viewing highly recommended to appreciate all this property has to offer.

The property is located on the sought after Parc Derwen development which benefits from quick links to the M4 corridor at J36 where you will also find the Odeon Cinema, McArthur Glen Designer Outlets and Sainsburys. Bridgend town centre is a short drive away and this also offers all facilities and amenities as well as mainline train station and bus station. The seaside resort of Porthcawl is a short 15 minute drive away as are the beach locations of Ogmore by Sea and Southerndown.

Key Features

FREEHOLD

Part converted garage to a home gym

Fantastic garden room with bar

Two en-suite bedrooms

IMMACULATE THROUGHOUT

ENTRANCE

Via frosted composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls with one feature papered wall, skirting and LVT herringbone style flooring.

DOWNSTAIRS W.C.

Emulsioned ceiling, part emulsioned walls with half height ceramic tiles and a continuation of the LVT flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with chrome mixer tap and radiator.

LOUNGE (12' 4" x 16' 5") or (3.75m x 5.00m)

Overlooking the front via two PVCu double glazed windows with venetian blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Doorway through to the home gym.

GYM (13' 9" x 9' 0") or (4.20m x 2.75m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and LVT flooring. Two fitted storage cupboards and a further store/utility.

STORE / UTILITY

Central light fitting, emulsioned ceiling and walls, skirting, LVT flooring and wall mounted Ideal Logic gas fired combination boiler and space for American style fridge/freezer and other white goods. Doorway through to the open plan kitchen/living/dining.



OPEN PLAN KITCHEN/LIVING/DINING. (35' 5" x 12' 8") or (10.80m x 3.85m)

The kitchen overlooks the rear garden via PVCu double glazed window and finished with emulsions ceiling with recessed LED spot lights, emulsions walls, skirting and porcelain tiled flooring. The kitchen is arranged with low level and wall mounted units in high gloss dove grey with chrome handles and a quartz roll top work surface with splash back plinth. Inset one and half basin sink with moulded drainer and chrome mixer tap. Integrated fridge/freezer, electric oven with four gas ring hob, overhead extractor hood, dishwasher and breakfast bar.

The dining area overlooks the rear garden via PVCu double glazed French doors and finished with emulsions ceiling and walls, skirting and a continuation of the porcelain tiled flooring.

The family room overlooks the rear garden via PVCu double glazed French doors and finished with emulsions ceiling and walls with one feature ceramic tiled wall, skirting and porcelain flooring.

UTILITY

Part frosted glazed door leading out to the side of the property, emulsions ceiling and walls, skirting and porcelain tiled flooring. Inset sink with mixer tap and drainer, plumbing for automatic washing machine, space for tumble, wall mounted extractor and wall mounted fuse board.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsions ceiling with recessed LED spot lights, emulsions walls, skirting and fitted carpet. PVCu double glazed window to the front and two fitted storage cupboards.

BEDROOM 1 (16' 5" max x 12' 2") or (5.00m max x 3.70m)

L-shaped room overlooking the front via two PVCu double glazed windows with fitted venetian blinds and finished with emulsions ceiling and walls with one feature papered wall, skirting and fitted carpet. Doorway through to the ensuite.

EN SUITE

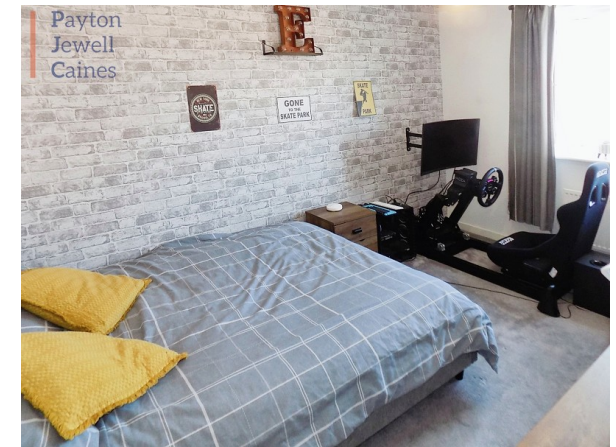
Frosted glazed PVCu window to the side with a fitted venetian blind and finished with emulsions ceiling and walls, skirting and wood effect vinyl flooring. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and walk in shower cubicle with a plumbed shower and sliding glazed doors.

FAMILY BATHROOM

Overlooking the front via PVCu frosted glazed window with a fitted venetian blind and finished with emulsions ceiling and walls, ceiling mounted extractor, skirting and wood effect vinyl flooring. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap, bath with chrome mixer tap and separate shower cubicle housing a wall mounted electric shower with sliding glazed doors.

BEDROOM 2 (9' 10" x 13' 7") or (3.00m x 4.15m)

Measurements are to the wardrobes. Emulsions ceiling and walls, skirting, fitted carpet and double fitted wardrobe with sliding mirrored doors.



EN SUITE

PVCu frosted glazed window to the side with a fitted venetian blind, emulsioned ceiling and walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and a corner shower cubicle housing a wall mounted electric shower and wall mounted extractor.

BEDROOM 5 (9' 6" x 7' 10") or (2.90m x 2.40m)

Measurements are to the fitted wardrobes. Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes with central mirrored door.

BEDROOM 3 (13' 1" x 9' 0") or (4.00m x 2.75m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet.

BEDROOM 4 (7' 1" x 11' 4") or (2.15m x 3.45m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes with two central mirrored doors.

OUTSIDE


Low maintenance rear garden laid to patio and artificial grass with a step up to a rear bar area with fully functioning and fitted bar, light, power and French doors leading out to the garden.

Open aspect frontage with tarmacadam driveway, area laid to lawn with mature trees and shrubs. Traditional up and over door leading to half a garage for storage and external light.

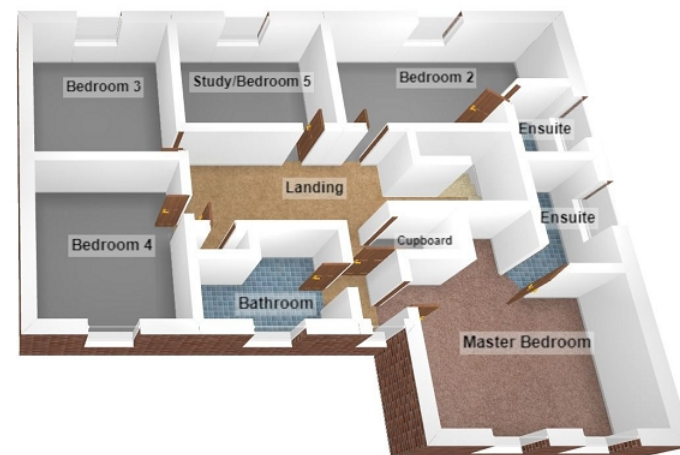
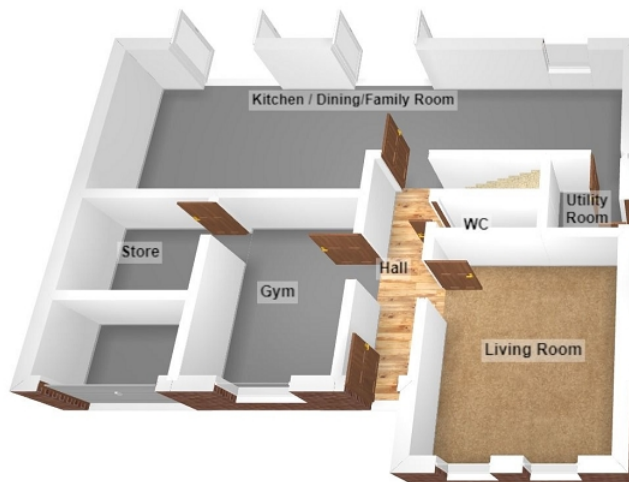


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(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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