



Pwll Evan Ddu, Coity, Bridgend County.
CF35 6AY

£315,000

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We are pleased to offer for sale this four bedroom SEMI DETACHED BUNGALOW comprising entrance hall, kitchen, lounge, two downstairs bedrooms, downstairs bathroom and two bedrooms, study and shower room to the first floor. Enclosed and private rear garden, off road parking and garage. Viewing highly recommended.

£315,000 - Freehold

- Four bedroom semi detached bungalow
- Good sized property
- Downstairs bathroom and first floor shower room
- Enclosed and private rear garden
- Off road parking to the front
- No ongoing chain, EPC - C / Council tax - E



DESCRIPTION

Introducing this deceptively spacious four bedroom bungalow located within a sought after village of Coity, within the village is a public house, Coity castle remains and access is easily gained to Bridgend town centre, McArthur Glen Designer Outlet as well as the M4 corridor. The property benefits from a fitted kitchen, downstairs bathroom and first floor shower room and off road parking. Viewing highly recommended.

ENTRANCE

Via part glazed and frosted PVCu double glazed door into the entrance porch.

ENTRANCE PORCH (4' 6" x 4' 4") or (1.38m x 1.31m)

Textured ceiling, textured and papered walls, skirting, laminate flooring in wood effect PVCu double glazed window overlooking the side of the property and PVCu double glazed door leading out to the rear garden. Part glazed and frosted PVCu double glazed door leading into the entrance hall.

ENTRANCE HALL

Plastered, emulsioned and coved ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls, skirting, laminate flooring in wood effect and radiator. Built in storage cupboard housing the electric consumer box. Doors leading to the lounge, kitchen, bathroom and two bedrooms. Stairs leading to the first floor.

LOUNGE (15' 7" max x 13' 5" max) or (4.75m max x 4.09m max)

Textured and coved ceiling with centre light and ceiling rose, plastered and emulsioned walls, skirting, fitted carpet, chimney breast and large PVCu double glazed window overlooking the front of the property and radiator.

KITCHEN (11' 10" max x 10' 11" max) or (3.61m max x 3.34m max)

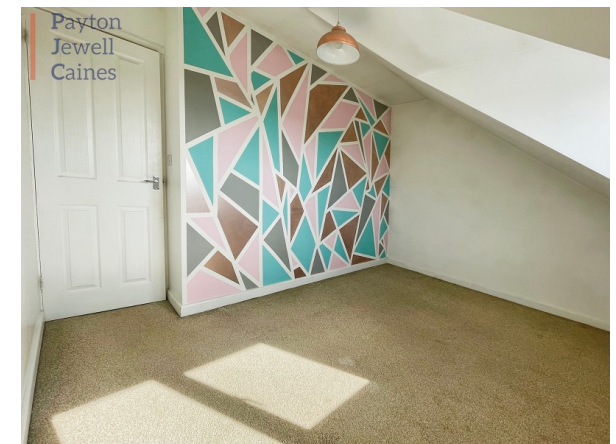
Plastered, emulsioned and coved ceiling with centre pendant light, textured walls with tiling to the splash back areas, skirting and a continuation of the laminate flooring. A range of base and wall units in shaker style oak with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for washing machine, integrated double electric oven, integrated fridge/freezer, four ring gas hob with overhead extractor fan and wall mounted gas combination boiler. PVCu double glazed and frosted door leading out to the rear garden and PVCu double glazed window overlooking the rear garden.

FAMILY BATHROOM (6' 4" max x 6' 3" max) or (1.92m max x 1.90m max)

Textured ceiling with centre light, floor to ceiling tiled walls, tiled flooring, Three piece suite comprising p shaped bath with folding glass screen, chrome bath taps with wall mounted shower attachment, pedestal wash hand basin with chrome taps and low level w.c. Frosted PVCu double glazed window overlooking the rear of the property and radiator.

BEDROOM (12' 0" max x 8' 8" max) or (3.66m max x 2.65m max)

Textured, papered and coved ceiling with pendant light, plastered and emulsioned walls with dado rail, skirting and a continuation of the fitted laminate flooring, PVCu double glazed window overlooking the rear of the property and radiator.



BEDROOM (11' 11" x 10' 0") or (3.62m x 3.05m)

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator. Built in double wardrobe with hanging rails and drawers and two single wardrobes with shelving.

LANDING

Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with two pendant lights and smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the side of the property. Doors leading to three bedrooms and shower room.

OFFICE (13' 4" x 6' 4") or (4.07m x 1.93m)

Skimmed and emulsioned vaulted ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, doors leading to eaves storage, radiator and PVCu double glazed window overlooking the front of the property.

SHOWER ROOM (7' 1" x 6' 8") or (2.15m x 2.04m)

Skimmed and emulsioned ceiling with inset chrome spot lights, extractor fan, floor to ceiling tiled walls, tiled flooring, PVCu frosted double glazed window overlooking the rear of the property and chrome towel rail radiator. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. curved corner shower with sliding glass screen and overhead chrome mixer shower.

BEDROOM (13' 0" x 11' 7") or (3.95m x 3.52m)

Measurements are to the wardrobes. Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting and fitted carpet and PVCu double glazed window to the rear of the property. Large double built in storage cupboard with hanging rails and shelving.

BEDROOM (11' 11" x 9' 7") or (3.63m x 2.92m)

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

OUTSIDE

Driveway parking to the front of the property for two vehicles, front garden laid mainly to patio slabs with bedding areas and mature trees and shrubbery. Side access leading to the rear garden and garage via two courtesy doors with power and lighting and large PVCu double glazed window.

Good sized enclosed and private rear garden laid to patio with decorative stone and an area laid to lawn.

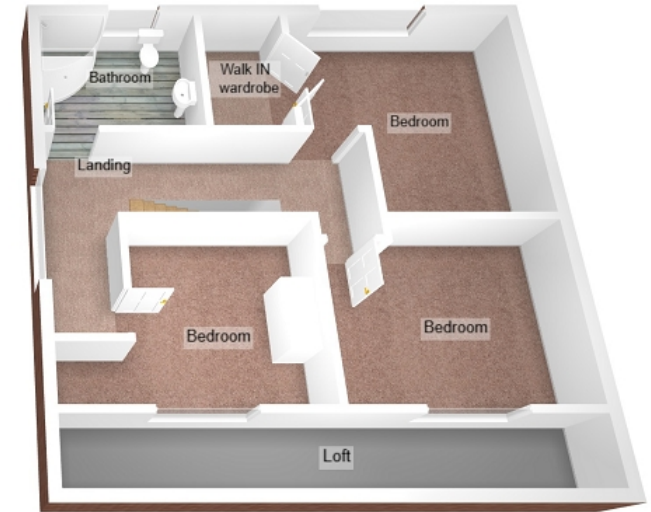


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk