

Payton
Jewell
Caines



Clos Tyn Y Coed, Sarn, Bridgend County.
CF32 9NQ

£350,000

PJC PAYTON
JEWELL
CAINES

Clos Tyn Y Coed, Sarn, Bridgend County. CF32 9NQ

Four bedroom DETACHED David Wilson built house comprising lounge with feature log burner, fully fitted kitchen/diner, UTILITY, downstairs WC, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

£350,000 - Freehold

- Generous four bedroom detached house
- Lounge with fitted log burner
- Kitchen/diner
- Utility/ Downstairs WC
- Attractive enclosed rear garden overlooking woodland
- Garage/ Off road parking/ EPC -C , Council tax band - D



DESCRIPTION

Introducing this generous sized four bedroom detached house situated in the newly developed David Wilson homes in Sarn which is conveniently positioned for the M4 corridor, McArthur Glen designer outlet, local shops and good road access to Bridgend town centre. Early viewing highly recommended to fully appreciate this modern contemporary home.

ENTRANCE

Via part frosted glazed door into the entrance hall finished with emulsioned ceiling, centre light, smoke alarm, emulsioned walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Door leading to lounge, kitchen/diner, downstairs WC. Door to storage cupboard ideal for coats and shoes.

LOUNGE (21' 1" max x 13' 2" max) or (6.43m max x 4.02m max)

Emulsioned ceiling, two centre lights, emulsioned walls with two feature papered walls, feature chimney breast housing working log burner with oak mantel, tiled back plate and tiled hearth, PVCu double glazed bay window overlooking the front of the property and PVCu double glazed window overlooking the side of the property, two radiators and fitted carpet.

DOWNSTAIRS W.C. (5' 10" x 3' 2") or (1.77m x 0.97m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, skirting and vinyl flooring. Two piece suite comprising low level WC and pedestal sink with chrome mixer tap.

KITCHEN/DINER (21' 0" x 15' 8") or (6.40m x 4.77m)

Measurements including the depth of the box bay window. Emulsioned ceiling, two sets of spot lights, emulsioned walls with glass splash back, two radiators, PVCu double glazed window overlooking the side of the property, PVCu double glazed box bay window with PVCu double glazed French doors leading out to the rear garden, skirting and vinyl flooring. A range of wall and base units in a gloss white with complementary roll top work surface. Inset one and a half stainless steel sink with chrome mixer tap. Five ring gas hob with overhead extractor fan. Double electric oven. Space for freestanding dishwasher. Space for freestanding fridge/freezer. Ample space for dining room table and chairs. Centre island with space for three breakfast bar stools. Door leading to utility.

UTILITY (6' 1" max x 5' 8" max) or (1.85m max x 1.72m max)

Emulsioned ceiling, centre spot lights, extractor fan, emulsioned walls, radiator, skirting and a continuation of the vinyl flooring. Wall and base units in a gloss white with complementary roll top work surface. Inset stainless steel sink with chrome taps. Space for washing machine and tumble dryer. Wall mounted gas boiler. Frosted double glazed door leading out to the driveway. Door leading to further under stairs storage.

FIRST FLOOR LANDING

Via stairs with spindle hand rail and fitted carpet. Emulsioned ceiling, two sets of lights, smoke alarm, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving.



BEDROOM 1 (11' 1" max x 11' 9" max) or (3.39m max x 3.57m max)

Emulsioned ceiling, two pendant lights, emulsioned walls, PVCu double glazed window overlooking the rear of the property with views over the woodland, PVCu double glazed window overlooking the side of the property, radiator, built in wardrobe with mirrored frontage, skirting and fitted carpet.

EN SUITE (6' 6" max x 5' 6" max) or (1.98m max x 1.67m max)

Emulsioned ceiling, centre light, extractor fan, part tiled/ part emulsioned walls, wall mounted towel radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and vinyl flooring. Three piece suite comprising pedestal sink with chrome mixer tap, low level WC and large walk in shower cubicle with sliding glass door and overhead chrome mixer shower.

FAMILY BATHROOM (6' 10" x 6' 6") or (2.09m x 1.97m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, frosted PVCu double glazed window overlooking the side of the property, chrome towel radiator, skirting and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and overhead mixer shower with glass folding screen.

BEDROOM 3 (12' 6" max x 8' 9" max) or (3.80m max x 2.66m max)

Emulsioned ceiling, pendant light, emulsioned walls, built in triple wardrobe with mirrored frontage, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet.

BEDROOM 2 (12' 4" max x 12' 0" max) or (3.76m max x 3.67m max)

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet.

BEDROOM 4 (8' 5" max x 7' 1" max) or (2.57m max x 2.17m max)

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the side, radiator, skirting and fitted carpet. Built in storage cupboard over the stairs.

OUTSIDE

Enclosed and private rear garden with woodland views, laid to patio ideal for garden furniture. Steps lead down to an area laid to lawn with raised beds and decorative stone pathway leading to the rear of the garage with space for a shed. Side gated access to the driveway.

Off road parking to the side of the property for up to two vehicles leading to garage. Lighting to the side of the property.

The front has an area of decorative stone with mature shrubs which leads round to the side of the property to the front door with overhead canopy to the front door.


GARAGE

Up and over door. Power and light installed.

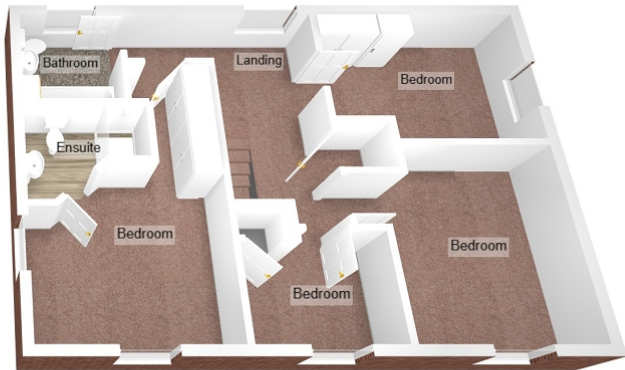


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(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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