

Payton
Jewell
Caines



Rhodfa'r Celyn, Coity, Bridgend County.
CF35 6FL

£219,950

PJC PAYTON
JEWELL
CAINES

Rhodfa'r Celyn, Coity, Bridgend County. CF35 6FL

A modern three bedroom semi detached house. Situated on the popular residential development of Coity, which is served with a Primary School and close to McArthur Glen Designer Outlet along with good road access for the M4 corridor. Easy road access into Bridgend Town Centre with all its amenities.

£219,950 - Freehold

- Attractive three bedroom semi detached house
- Modern fitted kitchen
- Lounge/dining room
- Downstairs cloakroom/ EPC - C/ Council tax band - D
- Master bedroom with ensuite
- Enclosed rear garden/ Single Garage



DESCRIPTION

Modern three bedroom semi detached house offering spacious lounge/dining room, fitted kitchen, ensuite to master bedroom, enclosed rear garden, off road parking and single garage. Coity is modern development and close to the M4 corridor. Early viewing is essential to fully appreciate this delightful home.

ENTRANCE

Via composite front door into the entrance hall finished with skimmed ceiling, emulsioned walls and radiator. Staircase to first floor. All doors lead off.

DOWNSTAIRS CLOAKROOM (4' 11" x 3' 1") or (1.51m x 0.93m)

Skimmed ceiling, emulsioned walls, PVCu frosted double glazed window to front elevation and radiator. Two piece suite comprising wash hand basin and low level WC.

KITCHEN (11' 5" x 8' 8") or (3.49m x 2.64m)

Skimmed ceiling, emulsioned walls with tiling to splash back areas, PVCu double glazed window to front elevation and vinyl flooring. Modern fitted kitchen comprising wall and base units with complementary work surfaces. one and a half drainer sink unit. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Built in electric oven, gas hob and concealed extractor unit. Wall mounted gas boiler.

LOUNGE/DINER (15' 7" x 13' 7") or (4.76m x 4.13m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window and french doors leading out onto rear garden, two radiators and laminate wood effect flooring. Under stair storage cupboard. Ample space for dining and lounge furniture.

FIRST FLOOR LANDING

Skimmed ceiling, access into attic, emulsioned walls and fitted carpet. Door to storage/airing cupboard. All doors leading off:

BATHROOM (6' 4" x 6' 3") or (1.93m x 1.90m)

Skimmed ceiling, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window to side elevation, radiator and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath.

BEDROOM 1 (12' 6" x 12' 7") or (3.80m x 3.83m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window to front elevation, radiator and fitted carpet. Door to storage cupboard/wardrobe. Door into:

EN SUITE (5' 11" x 5' 3") or (1.80m x 1.61m)

Skimmed ceiling, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window to front elevation and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle with mains fed shower.



BEDROOM 2 (9' 5" x 8' 8") or (2.86m x 2.65m)

Skimmed ceiling, emulsioned walls with feature papered wall, radiator, PVCu double glazed window to rear elevation and fitted carpet.

BEDROOM 3 (9' 2" x 5' 11") or (2.80m x 1.80m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window to rear elevation, radiator and fitted carpet.

OUTSIDE

Enclosed and generous sized rear garden offering lawn and patio areas ideal for garden furniture. Gate leading to side of property with foot path leading to frontage which is open plan.

Please note, the garage adjacent to the property does not belong to the property. It is located in the bank of garages to the right hand side of the property when facing the front door.


Off road parking for one vehicle adjacent to single garage via up and over doors.

GARAGE

Located in the bank of garages to the right hand side of the property when facing the front door.



Floorplan & EPC

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