



Trem Y Llwyfen, Coity, Bridgend. CF35 6GG

£415,000

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Well presented and spacious five bedroom DETACHED house comprising entrance hall, lounge, downstairs w.c. kitchen/family/dining, utility, EN SUITE to bedroom one, family bathroom, enclosed and private rear garden, driveway parking and INTEGRAL GARAGE. Viewing highly recommended.

£415,000 - Freehold

- Five bedroom detached house
- Kitchen/family/dining
- Lounge, utility and downstairs w.c.
- En suite to bedroom one and family bathroom
- Driveway parking and Integral garage
- EPC - B / Council tax - F



DESCRIPTION

Introducing this good sized five bedroom detached property benefiting from open plan kitchen/family/dining room, separate lounge, downstairs w.c, en suite to bedroom one, family bathroom, driveway parking and integral garage. Viewing highly recommended to fully appreciate all this property has to offer.

The property is situated on the Parc Derwen development of Coity, which is conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and Princess of Wales Hospital. Bridgend is just a short drive away with all its amenities and facilities.

ENTRANCE

Via composite frosted glazed front door into the entrance hall.

ENTRANCE HALL (17' 1" max x 6' 3" max) or (5.20m max x 1.90m max)

Emulsioned ceiling and walls, radiator and laminate flooring in tile effect. Carpeted staircase leading to the first floor with wooden spindle balustrade and handrail. Doors leading to the lounge, downstairs w.c. kitchen/family/dining room and under stairs storage.

LOUNGE (15' 1" x 11' 2") or (4.60m x 3.40m)

Emulsioned ceiling and walls, laminate wooden flooring, radiator and PVCu window with fitted blinds to the front of the property.

DOWNSTAIRS W.C. (5' 7" x 2' 11") or (1.70m x 0.90m)

Emulsioned ceiling, extractor fan, emulsioned walls and radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin with stainless steel mixer tap and tiled splash back. Mirrored bathroom cabinet and laminate flooring in tile effect.

KITCHEN/FAMILY/DINING (27' 11" x 11' 10") or (8.50m x 3.60m)

Finished with emulsioned ceiling and walls, spot lights, laminate flooring in tile effect, tiling to the splash back areas, radiator and PVCu window overlooking the rear garden with fitted blinds.

The kitchen is finished with a range of wall and base units with complementary work surfaces housing a one and half stainless steel sink/drainers with mixer tap. Integrated dishwasher, stainless steel four ring gas hob and AEG built in cooker with stainless steel extractor hood. Breakfast bar and space for American style fridge/freezer and door leading to the utility.

The open plan dining/family area has ample space for a dining table and seating area with two sets of PVCu French doors with fitted blinds leading out to the rear garden.

UTILITY (7' 7" x 5' 7") or (2.30m x 1.70m)

Emulsioned ceiling and walls, extractor fan and composite frosted glazed door to the side of the property. A continuation of the base units with complementary work surfaces, space for washing machine and tumble dryer.



LANDING

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, attic access, fitted carpet and PVCu window with fitted blinds to the front of the property. Doors leading to family bathroom, five bedrooms and airing cupboard.

BEDROOM 1 (11' 6" x 12' 10") or (3.50m x 3.90m)

Emulsioned ceiling and walls, fitted carpet, PVCu window with fitted blinds to the front of the property and door leading to the en suite.

EN SUITE (5' 3" x 7' 3") or (1.60m x 2.20m)

Measurements are to the shower cubicle. Emulsioned ceiling and walls, part tiled/part emulsioned walls, extractor fan, frosted PVCu window with fitted blind to the side of the property, radiator and vinyl flooring. Four piece suite comprising bath and pedestal wash hand basin with stainless steel mixer taps, low level w.c. and fully tiled enclosed shower cubicle with stainless steel and glass pivot door and mixer shower with shower head.

BEDROOM 2 (12' 2" x 9' 2") or (3.70m x 2.80m)

Emulsioned ceiling and walls with one feature papered wall, PVCu window with fitted blinds to the front of the property, radiator and fitted carpet.

BEDROOM 3 (12' 6" x 8' 2") or (3.80m x 2.50m)

Emulsioned ceiling and walls, PVCu window with fitted blinds to the rear of the property, radiator and fitted carpet.

BEDROOM 4 (11' 10" x 8' 2") or (3.60m x 2.50m)

Emulsioned ceiling and walls, fitted carpet, PVCu window with fitted blinds to the rear of the property and radiator.

BEDROOM 5/DRESSING ROOM (8' 6" x 6' 7") or (2.60m x 2.00m)

Emulsioned ceiling and walls, fitted carpet, radiator and PVCu window with fitted blinds to the rear of the property.

FAMILY BATHROOM (9' 6" x 6' 11") or (2.90m x 2.10m)

Emulsioned ceiling and walls, extractor, frosted PVCu window with fitted blinds to the side of the property, vinyl flooring, tiling to the splash back areas and shaver point. Three piece suite comprising bath with stainless steel mixer tap, pedestal wash hand basin with stainless steel mixer tap, low level w.c. and fully tiled enclosed shower cubicle with stainless steel and glass pivot door and stainless steel electric shower.

OUTSIDE


The front garden is laid to lawn with double driveway parking to the front of the property and integral garage.

Good sized enclosed rear garden bound by wall and fencing laid to patio and with steps leading up to a lawned garden.



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	85	
(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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