

Payton
Jewell
Caines



Bryn Eirlys, Coity, Bridgend. CF35 6NU

£229,995

PJC PAYTON
JEWELL
CAINES

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Three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, three bedrooms with ENSUITE to master bedroom, family bathroom, OFF ROAD PARKING and landscaped rear garden. Early viewing highly recommended.

£229,995 - Freehold

- Three bedroom semi detached house
- Sought after development of Parc Derwen
- Ideal first time purchase
- Two off-road car parking spaces
- Low maintenance enclosed landscaped rear garden
- Beautifully presented throughout/ EPC - B, Council tax band -B



DESCRIPTION

Three bedroom semi detached house comprising entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms with ensuite to master bedroom, family bathroom, off road parking and landscaped rear garden. Early viewing highly recommended.

Parc Derwen has its own Primary School, pharmacy and is conveniently located for access to all local amenities and transport links including access to the M4 at junction 36. Walking distance of Coity village. Viewing highly recommended to appreciate all this property has to offer.

Key Features

FREEHOLD

Side by side driveway parking

Gas combi boiler

IDEAL FIRST TIME PURCHASE

ENTRANCE

Access via part frosted glazed front door into entrance hallway finished with emulsioedn and coved ceiling, radiator with radiator cover to remain, skirting and laminate floor. Wall mounted circuit board.

DOWNSTAIRS W.C.

PVCu frosted window to the front and finished with emulsioned ceiling and walls, skirting and ceramic tiles to the floor. Two piece suite comprising low level WC and a corner wash hand basin with ceramic tiles to the splashback.

LOUNGE (14' 5" x 12' 2") or (4.40m x 3.70m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Under stairs storage.

KITCHEN/DINER (15' 5" x 8' 10") or (4.70m x 2.70m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed French doors. The kitchen is finished with low-level and wall mounted kitchen units in white with brush chrome handles and a complementary rolltop work surface with matching up stand. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor. Space for high-level fridge freezer. Plumbing for automatic washing machine and space for either dishwasher or tumble dryer. Wall mounted gas fired ideal logic combination boiler. Ample space for dining table and chairs. Laminate floor. Spotlights and pendant light to remain.



LANDING

To the first floor via stairs with fitted carpet and wooden balustrade. Access to loft storage and a fitted storage cupboard. Doors off to all bedrooms and bathroom.

BEDROOM 1 (12' 2" x 9' 6") or (3.70m x 2.90m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard. Access into the ensuite.

EN SUITE

Overlooking the front with a PVCu frosted glazed window and finished with emulsioned ceiling with ceiling mounted extractor. Emulsioned walls. Skirting and a vinyl floor. Three piece suite comprising WC, wash hand basin and corner shower cubicle with a plumbed shower, sliding glazed doors and respatex to the splashback.

FAMILY BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling and walls, radiator, skirting and ceramic tiles to the floor. Finished with a three-piece suite in white comprising WC, wash hand basin and bath with ceramic tiles to the splashback areas.

BEDROOM 2 (9' 2" x 7' 1") or (2.80m x 2.15m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls with half height feature wood panelling, skirting and fitted carpet.

BEDROOM 3 (7' 9" x 5' 11") or (2.35m x 1.80m)


Overlooking the rear via a PVCu double glazed window with a fitted roller blind, emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to Indian sandstone patio, artificial grass with a raised decking area. Outside power sockets to the house and the decking. Garden shed to remain. Pathway with gate leading to the front of the property where there are two side-by-side car spaces.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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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