

Payton
Jewell
Caines



Coity Road, Bridgend, Bridgend County.
CF31 1LT

£215,000



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Three bedroom mid terrace house comprising entrance hall, THREE RECEPTION ROOMS, kitchen, three bedrooms, family bathroom, OCCASIONAL LOFT ROOM, enclosed rear garden and OFF ROAD PARKING. Viewing highly recommended to fully appreciate.

£215,000 - Freehold

- Three bedroom mid terrace house
- Three reception rooms
- Kitchen
- Occasional loft room
- Off road parking to the front
- Rear garden/ EPC - D , Council tax band -



DESCRIPTION

Three bedroom mid terrace house comprising entrance hall, THREE RECEPTION ROOMS, kitchen, three bedrooms, family bathroom, OCCASIONAL LOFT ROOM, enclosed rear garden and OFF ROAD PARKING. Viewing highly recommended to fully appreciate.

The property is within walking distance of Bridgend town centre with all amenities and facilities, mainline train station and Princess of Wales hospital.

ENTRANCE PORCH (5' 3" x 2' 11") or (1.60m x 0.90m)

Via PVCu glazed door and finished with papered ceiling, Victorian coving, papered walls with dado rail and laminate flooring. Glazed timber door leading into the entrance hall.

ENTRANCE HALL

Papered ceiling, original coving, emulsioned walls, radiator and laminate flooring. Stairs with fitted carpet and spindle balustrade. Doors leading into three reception rooms.

RECEPTION 1 (14' 1" x 13' 9") or (4.30m x 4.20m)

Measurements into the alcove. Papered ceiling, original coving, picture rail, ornamental fireplace with gas coal effect fire, marble hearth and back plate, PVCu sash bay window to the front of the property and laminate flooring.

RECEPTION 2 (12' 2" x 10' 6") or (3.70m x 3.20m)

Measurements into the alcove. Papered ceiling, picture rail, emulsioned walls, PVCu window overlooking the rear of the property, radiator and a continuation of the laminate flooring. Reclaimed decorative fireplace with wooden surround.

RECEPTION 3 (18' 8" x 9' 10" max) or (5.70m x 3.00m max)

Measurements into the alcove. Wooden beam ceiling, emulsioned walls, two PVCu windows overlooking the side elevation and laminate flooring. Fireplace with stone hearth, gas insert with decorative surround. Opening into the kitchen.

KITCHEN (8' 10" x 10' 2") or (2.70m x 3.10m)

Emulsioned and coved ceiling, tiling to splash back areas, PVCu window overlooking the side and rear of the property, glazed PVCu door leading out to the rear garden and tiled flooring. A range of wall and base units with complementary work surface. Space for washing machine. One and a half black sink and drainer with chrome mixer tap. Oven with four ring Hotpoint gas hob with housed extractor.

FIRST FLOOR LANDING

Via stairs with fitted carpet onto a split level landing. Papered ceiling, Velux window, emulsioned walls and doors leading to three bedrooms and bathroom. Stairs leading to loft room.

BEDROOM 1 (16' 9" x 14' 5") or (5.10m x 4.40m)

Measurements into the bay. Artexed ceiling, picture rail, papered walls, bay window to the front and further window to the front of the property, radiator.



BEDROOM 2 (12' 6" x 9' 2") or (3.80m x 2.80m)

Emulsioned ceiling and walls, access to loft, PVCu window overlooking the rear of the property, radiator and laminate flooring. Worcester combination boiler.

BEDROOM 3 (11' 10" x 9' 10") or (3.60m x 3.00m)

Textured ceiling, papered walls, PVCu window to the rear of the property, radiator and laminate flooring.

BATHROOM (6' 3" x 5' 11") or (1.90m x 1.80m)

Emulsioned ceiling, part emulsioned/part wood clad walls, wall lights, radiator, PVCu frosted window overlooking the side of the property and lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and hand shower attachment.

SECOND FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Velux window, wooden clad walls and timber door leading into loft room.

LOFT ROOM (10' 10" x 7' 7") or (3.30m x 2.30m)

Textured ceiling, Velux window, part emulsioned/ part wooden clad walls, storage into the eaves and laminate flooring.

OUTSIDE

Concrete hardstanding to the side and rear of the property bounded by wall. Area laid to lawn and mature palm trees. Storage outbuilding.

Off road parking to the front of the property via wrought iron gates. Concrete path leading to front door.



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		
(69-80) C		73
(55-68) D	57	
(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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