



BRITISH
PROPERTY
AWARDS

2018-2019



GOLD WINNER

LETTING AGENT
IN BRIDGEND

Coity Road, Bridgend. CF31 1NG

£160,950



PAYTON
JEWELL
CAINES

Coity Road, Bridgend. CF31 1NG

A WELL PRESENTED THREE BEDROOM semi detached house with enclosed FRONT AND REAR GARDENS and SINGLE GARAGE. Within WALKING DISTANCE of the PRINCESS OF WALES HOSPITAL, local shops and post office and BRIDGEND TOWN CENTRE which provides all facilities and amenities. Quick road links to M4 CORRIDOR.

£160,950 - Freehold

- Three Bed Semi Detached House
- Two Double Bedrooms
- Kitchen/diner and utility room - EPC - D
- Enclosed Front and rear gardens/Single Garage
- Modern four piece bathroom suite
- Internal viewing highly recommended



DESCRIPTION

A well presented three bedroom semi detached property with detached single garage. The property offers two double bedrooms and a single bedroom, Kitchen/dining room and utility room, downstairs cloakroom/w.c. Modern family bathroom, enclosed front and rear gardens.

Sought after location close to the Princess of Wales Hospital. Internal viewing highly recommended

ENTRANCE

Via part glazed PVCu door with glazed side panel.

ENTRANCE HALL

A spacious and welcoming entrance hall which benefits from emulsioned and coved ceiling with one centre light, emulsioned walls, double radiator and wood effect laminate flooring. Staircase to the first floor with fitted carpet and open balustrade. Storage cupboard ideal for shoes and under stairs storage cupboard.

DOWNSTAIRS W.C.

A two piece suite comprising low level w.c. and corner wall mounted wash hand basin. Emulsioned ceiling with one centre light. PVCu double glazed window with opaque glass to side aspect, walls are fully tiled from floor to ceiling with ceramic tiled flooring.

LOUNGE (13' 4" x 11' 1") or (4.06m x 3.39m)

This welcoming room with original picture rails overlooks the front aspect and benefits from a large PVCu bay window. Emulsioned and coved ceiling with one centre light, double radiator, emulsioned walls with one feature papered wall and wood effect laminate flooring. The focal point of the lounge is the feature fireplace with inset electric fire.

KITCHEN/DINING ROOM (18' 8" max x 11' 5" max) or (5.70m max x 3.49m max)

The 'L' shaped kitchen / dining room is finished with emulsioned and coved ceiling with one centre light, smoke detector, emulsioned walls with one feature papered wall. A PVCu double glazed window overlooks the enclosed rear garden and makes the room feel light and airy. The focal point of the room is the feature fireplace with wood burner style electric fire. Square archway opens to the kitchen area.

The Kitchen comprises a range of wall and base units in white with complementary work surface, composite single drainer sink with mixer tap sits below a PVCu double glazed window to the side aspect. Freestanding electric oven, cooker hood and fridge / freezer. Tile effect vinyl flooring. An internal door gives access to the utility room.

UTILITY ROOM (7' 9" x 5' 9") or (2.37m x 1.76m)

Emulsioned ceiling with one centre light, emulsioned walls, two PVCu double glazed windows one to rear aspect and one to side aspect. A single wall unit in beech effect and complementary worktop. Space for freestanding washing machine, dishwasher and tumble dryer. PVCu part glazed door gives access to the rear aspect.

LANDING

Fitted carpet and open balustrade with PVCu double glazed window to side aspect on the half landing. Papered ceiling with centre light and smoke detector, emulsioned walls. Access into attic which has loft ladder and is fully boarded.



BEDROOM 1 (14' 1" x 11' 1") or (4.28m x 3.39m)

Emulsioned and coved ceiling with one centre light, emulsioned walls with one feature papered wall and PVCu double glazed bay window to front aspect. Two built in double wardrobes, radiator and fitted carpet.

BEDROOM 2 (11' 1" x 11' 6") or (3.39m x 3.50m)

Emulsioned and coved ceiling with one centre light, emulsioned walls and PVCu double glazed window to rear aspect. Triple built in wardrobes, radiator and fitted carpet.

BEDROOM 3 (8' 2" x 7' 3") or (2.49m x 2.21m)

A single bedroom which benefits from a range of built in storage cupboards. Emulsioned and coved ceiling with one centre light, small loft hatch, emulsioned walls, PVCu double glazed window to front aspect, single radiator and fitted carpet.

BATHROOM

A well presented larger than expected bathroom with emulsioned and coved ceiling with modern inset down lights, part tiled / part emulsioned walls. Modern four piece suite comprising low level w.c. wash hand basin set within vanity unit and slipper bath with claw feet design and mixer tap. A separate shower enclosure with mains fed shower and hand held shower attachment with pivoting glass door.

OUTSIDE

The rear is bound by breeze block walling and wood panel fencing laid mainly to lawn with path leading to the side aspect and pedestrian access into the garden shed that then gives access to the single garage. The garage has power and light and can be accessed by car from Great Western Avenue.


To the front the property is bound by low brick walling and wrought iron fencing. Laid mainly to lawn with borders for mature planting, a wrought iron garden gate gives access to the path that leads to the front door.

DIRECTIONS


From Bridgend town centre take Coity Road towards the Princess of Wales Hospital and the property can be found on the left hand side just after the turning for Great Western Avenue.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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