



150 Ffordd Y Draen, Coity – CF35 6DQ  
Bridgend

£290,000



# 150 Ffordd Y Draen

Coity, Bridgend

This spacious and versatile semi-detached townhouse offers flexible accommodation arranged over three floors, making it ideal for families or those seeking additional space for home working. The property features a generous kitchen/diner, perfect for both every-day living and entertaining, complemented by a separate utility room for added convenience. A downstairs WC enhances practicality on the ground floor. There are three well-proportioned bedrooms, with the option to use a fourth bedroom as a study or additional living space, depending on your needs. The principal bedroom benefits from a modern en-suite shower room, providing a private retreat, while the family bathroom serves the remaining bedrooms. The home is presented in good decorative order throughout, with neutral tones and contemporary finishes. Additional features include off-road parking and a detached single garage, offering ample storage and secure parking. This attractive property is situated in a popular residential location, close to local amenities and well-regarded schools, making it a fantastic choice for families or professionals alike. Early viewing is highly recommended to appreciate the quality and flexibility of accommodation on offer.







- Three/ four bedroom town house
- Kitchen/diner
- Utility
- Downstairs WC
- Bedroom with en-suite
- Rear garden
- Off road parking and detached single garage
- Family bathroom

### Entrance

Via part glazed front door leading into the hallway with centre light, feature papered wall, radiator and wood effect laminate flooring. Stairs leading to first floor. Large under stairs storage.

### Dining room/ Reception room

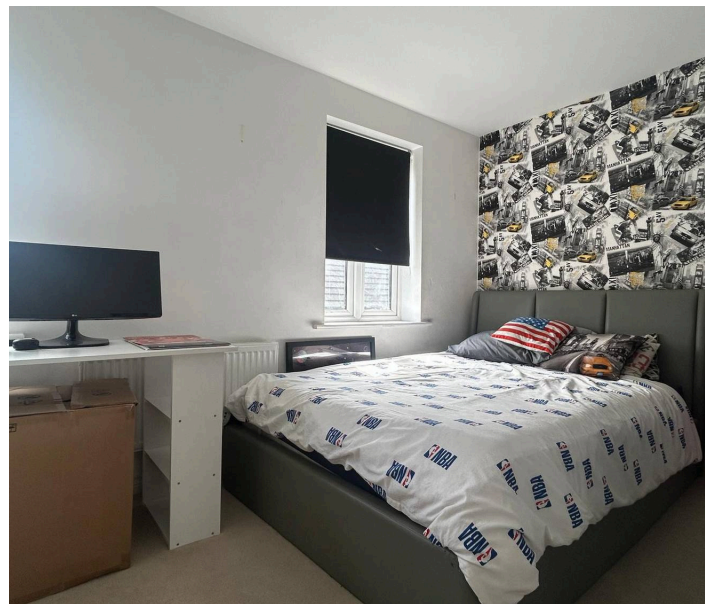
9' 0" x 8' 6" (2.75m x 2.59m)

Centre light, luxury vinyl flooring, two PVCu windows overlooking the front of the property with fitted shutter blinds, arch opening into the kitchen/diner.

### Kitchen/diner

15' 3" x 8' 4" (4.65m x 2.55m)

Centre light, extractor, continuation of the luxury vinyl flooring, radiator and PVCu French doors with side windows leading out to the rear garden. A range of cream high gloss wall and base units with complementary wood effect square edge work surface and upstand. Tiling to splash back areas. Stainless steel one and a half bowl sink with chrome mixer tap. Built in single oven with four ring stainless steel gas hob and over head stainless steel chimney hood. Space for full height fridge/freezer. Plumbing for washing machine. Space for dining table and chairs. Door to utility.



**Utility**

5' 3" x 4' 11" (1.61m x 1.49m)

Stainless steel single bowl sink, cupboard housing combination boiler, PVCu window overlooking the rear garden, radiator and a continuation of the luxury vinyl flooring. Door leading to the WC.

**WC**

Centre light, extractor fan, radiator and a continuation of the luxury vinyl flooring. Two piece suite comprising low level WC and pedestal wash hand basin with tiling to splash back.

**First floor landing**

Via stairs with fitted carpet. Centre light, smoke alarm, radiator and fitted carpet.

**Bedroom 1/ Lounge**

14' 8" x 12' 2" (4.47m x 3.72m)

Centre light, two PVCu windows over looking the front of the property with fitted shutters, radiator and fitted carpet.

**Bedroom**

14' 4" x 8' 2" (4.36m x 2.50m)

Centre light, two feature papered walls, radiator, two PVCu windows overlooking the rear garden and fitted carpet.

**Family bathroom**

6' 8" x 5' 4" (2.02m x 1.62m)

Centre light, part tiled walls, shaver point, radiator and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps.

**Second floor landing**

Via stairs with fitted carpet. Feature papered wall, smoke alarm, radiator, built in storage cupboard housing water pressure system.

**Bedroom**

14' 9" x 10' 9" (4.49m x 3.27m)

Centre light, access to loft, papered feature wall, two radiators, two PVCu windows with shutter blinds to remain, built in wardrobes and fitted carpet. Door leading to en-suite.

**En-suite**

6' 7" x 5' 5" (2.00m x 1.65m)

Centre light, extractor, tiling to splash back areas, radiator and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and shower enclosure with mixer shower and glass shower screen.

**Bedroom**

12' 7" x 8' 7" (3.84m x 2.62m)

Centre light, feature papered wall, built in double wardrobe, two PVCu windows overlooking the rear of the property, radiator and fitted carpet.

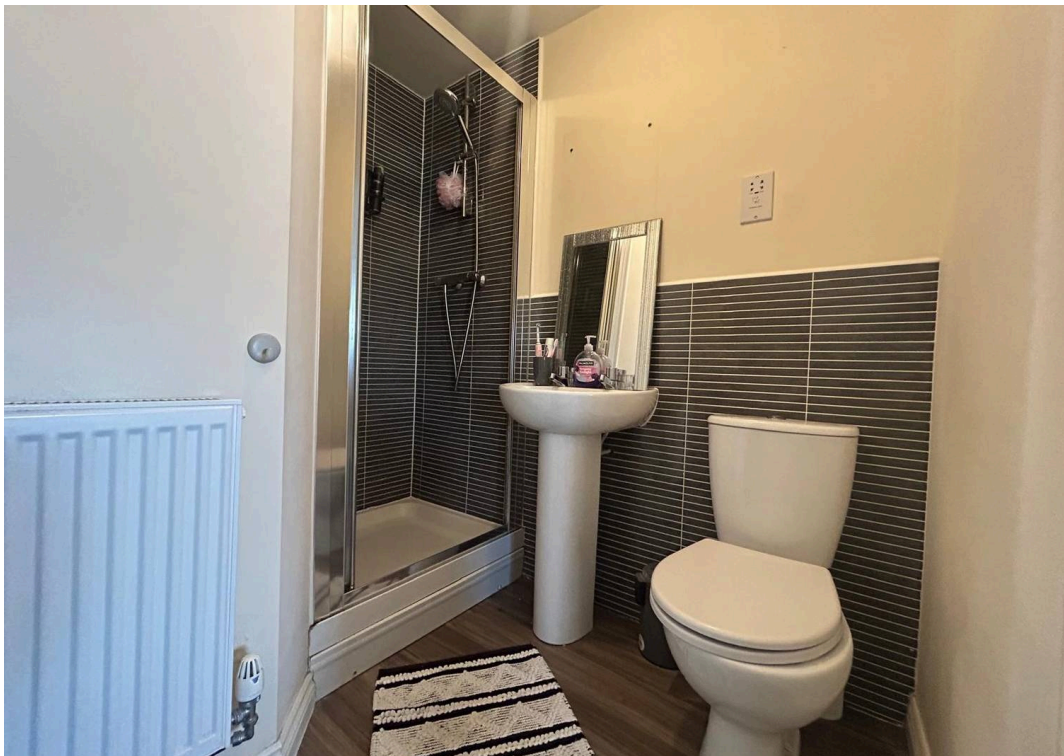
**Outside**

Low maintenance frontage bounded by metal railings with gentle steps leading to the front door. Area laid to lawn with mature trees giving privacy to the front. The rear garden is bounded by low block wall and feather board edging. Patio area with steps leading up to low maintenance area laid to Astroturf. Raised seating area on the patio. Outside tap. Side access to the front of the property via a wooden gate. Off road parking to the rear of the property and single detached garage.

**Detached single garage**

Located to the rear of the property.









## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 83        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England, Scotland & Wales





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