



Ffordd Y Draen , Coity, Bridgend, Bridgend.  
CF35 6BF

£164,950



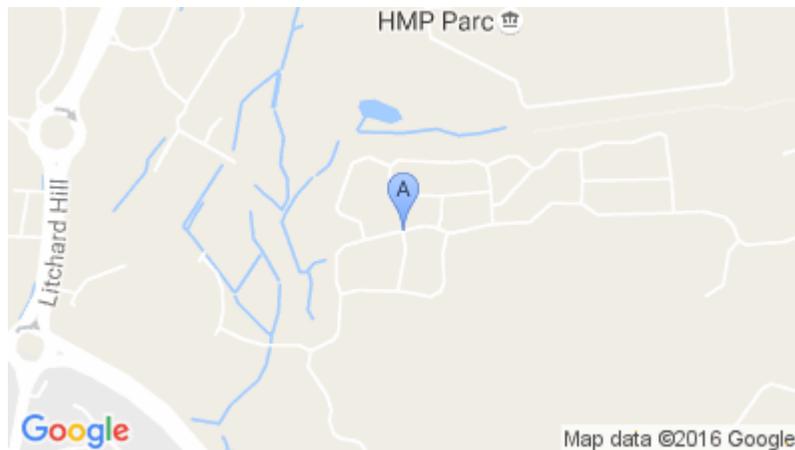
## Ffordd Y Draen , Coity, Bridgend, Bridgend. CF35 6BF

Modern three bedroom end link property.

Accommodation: Entrance hall. Cloaks w.c. Lounge.  
Fitted kitchen/diner. Landing. Master bedroom with  
en-suite. Family bathroom. Enclosed rear garden.  
Garage.

**£164,950 - Freehold**

- Three bedroom end link house
- Lounge with feature fireplace
- Fitted kitchen/diner
- Master bedroom with En-suite
- Enclosed rear garden
- Garage



## DESCRIPTION

A most attractive and relatively new end link house situated on the newly modern residential Development conveniently positioned for the M4 corridor and McArthur Glen Designer Outlet and Sainsbury's store. Viewing highly recommended to fully appreciate this family home.

## ENTRANCE

Access via front door into:

## ENTRANCE HALL

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Radiator. Staircase to first floor with fitted carpet and spindled balustrade. Under stairs storage. Wall mounted time controls for central heating.

## CLOAKROOM/W.C

Skimmed ceiling. Emulsioned walls. Tiled flooring. Radiator. Low level w.c and pedestal wash hand basin with tiled splash back. PVCu double glazed frosted window to rear of property.

## LOUNGE (9' 9" x 18' 4") or (2.97m x 5.60m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Fitted carpet. Two radiators. Ornate fire surround with marble hearth and marble effect back plate and onset electric fire. PVCu double glazed window to front of property. French doors to rear of property.

## KITCHEN/DINING ROOM (18' 5" x 8' 3") or (5.61m x 2.51m)

Skimmed ceiling. Emulsioned walls. Tiled flooring. Radiator. PVCu double glazed French doors to rear of property. Ample space for dining table and chairs. Fitted kitchen with a range of modern wall and base units with complimentary wood effect work surfaces and matching up stands. Electric oven, four ring gas hob, Chrome extractor hood with matching splash back. Plumbing for automatic washing machine. Space for tall fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap. Wall mounted combi boiler. PVCu double glazed window to front of property.

## FIRST FLOOR LANDING

Skimmed and coved ceiling. Loft access with pull down ladder which is boarded. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear. Door to airing cupboard with hanging rail. Radiator.

## BATHROOM (7' 7" x 6' 2") or (2.30m x 1.88m)

Skimmed ceiling. Emulsioned walls. Tiled flooring. Three piece suite in White comprising low level w.c, pedestal wash hand basin and panelled bath with tiles to splash back areas. Radiator. PVCu double glazed frosted window to front of property.

## MASTER BEDROOM (15' 6" x 9' 11") or (4.72m x 3.02m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Fitted carpet. Radiator. PVCu double glazed window to rear of property. Door into:



## EN-SUITE

Skimmed ceiling. Emulsioned walls. Tiled flooring. Three piece suite comprising low level w.c, pedestal wash hand basin with tiles to splash back and cubicle shower which is fully tiled with overhead mains fed shower. Radiator. PVCu double glazed frosted window to front of property.

## BEDROOM 2 (9' 6" x 8' 4") or (2.89m x 2.55m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

## BEDROOM 3 (8' 7" x 8' 4") or (2.62m x 2.55m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## OUTSIDE

The rear garden is enclosed and bounded by brick wall and part wood fencing. Laid to lawn and paved patio for seating area. Side gate to front. Pathway leading to drive through garage with parking for approximately two vehicles accessed via up and over door. The front of the property is enclosed by wrought iron fencing. Lawn area with footpath to front door.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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.



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