



Coity Road, Bridgend. CF31 1LR

£149,950

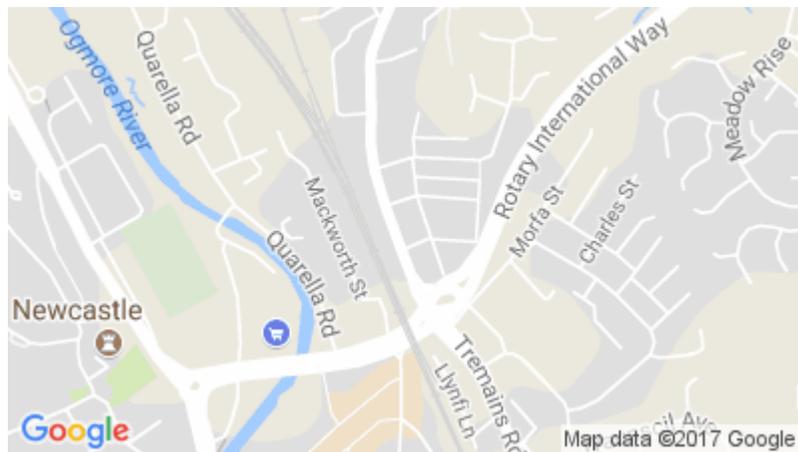


Coity Road, Bridgend. CF31 1LR

SPACIOUS semi detached house situated in a sought after location, with good road links to the A48 and M4 corridor and within walking distance to Bridgend town centre. The property comprises three reception rooms, kitchen, family bathroom, enclosed rear garden and garage. NO ON GOING CHAIN.

£149,950 - Freehold

- Three bedroom semi detached house
- Three reception rooms
- Modern kitchen/EPC=E
- Three double bedrooms
- Single detached garage
- Within walking distance to Bridgend town centre



ENTRANCE

Via PVCu part glazed door into:

ENTRANCE PORCH

Polystyrene tiled ceiling. Wood effect cladding. Original tiled flooring. Part glazed hardwood door into:

ENTRANCE HALL

Polystyrene tiled ceiling. Original cornices and dado rail. Part emulsioned/part papered walls. Original tiled flooring. Radiator.

RECEPTION 1 (13' 3" x 13' 0") or (4.03m x 3.95m)

Papered and coved ceiling with ceiling rose. Papered walls with picture rail. Original feature fireplace with gas fire. Fitted carpet. PVCu double glazed bay window to front of property. Radiator.

RECEPTION 2 (11' 9" x 10' 1") or (3.59m x 3.08m)

Papered ceiling with ceiling rose. Part papered/part emulsioned walls with picture rail. Radiator. Fitted carpet. PVCu double glazed window to side of property. PVCu double glazed French doors leading out to side of property.

RECEPTION 3 (10' 10" x 10' 9") or (3.29m x 3.27m)

Papered ceiling. Emulsioned walls with picture rail. Quarry tiled flooring. PVCu double glazed window to side of property. Radiator. Under stairs storage cupboard. Floor mounted gas boiler.

KITCHEN (10' 4" x 5' 9") or (3.14m x 1.75m)

Skimmed ceiling with down lights. Part tiled/part emulsioned walls. A range of wall and base units with complementary work surfaces. Original quarry tiled flooring. Hardwood frosted single glazed window to side of property. Space for freestanding fridge/freezer, washing machine and electric oven. Stainless steel extractor fan. Hardwood door giving access to side of property. Larder (1.72m x 1.29) with storage shelves, single hardwood glazed window, light and quarry tiled flooring.

FIRST FLOOR LANDING

Via staircase with open balustrade and fitted carpet. Polystyrene tiled ceiling. Papered walls with dado rail.

BEDROOM 1 (16' 10" x 13' 0") or (5.13m x 3.95m)

Papered ceiling. Emulsioned walls with picture rail. Two PVCu double glazed windows to front of property. Original fire surround. Radiator.

BEDROOM 2 (12' 3" x 10' 2") or (3.74m x 3.09m)

Papered ceiling. Part papered/part emulsioned walls. Two PVCu double glazed windows one to side of property and one to rear of property. Radiator. Original fire surround.

BEDROOM 3 (12' 2" x 10' 3") or (3.70m x 3.13m)

Papered ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to side of property. Radiator. Storage cupboard housing hot water tank. Original fire surround.



FAMILY BATHROOM (7' 3" x 6' 10") or (2.22m x 2.08m)

Papered ceiling. Access into attic. Papered walls with dado rail. PVCu frosted double glazed window to side of property. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

The rear garden is bounded by wood panelled fencing, rendered and stone walling. Laid mainly to raised patio. Wooden gate gives access to street. Access to original outhouse. Pedestrian access to single garage.

The frontage is bounded by wall and wrought iron railings. Steps leading to front door. Low maintenance courtyard garden.

GARAGE

Accessed via up and over door. Power and light installed.

DIRECTIONS

From Bridgend town turn left at the traffic lights onto Coity Road and take the third turning on your right into Highland Place. The property is on the corner of Coity Road and Highland Place.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (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.

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 35 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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 (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.



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