



Maes Y Cadno , Coity, Bridgend. CF35 6DF

£169,950

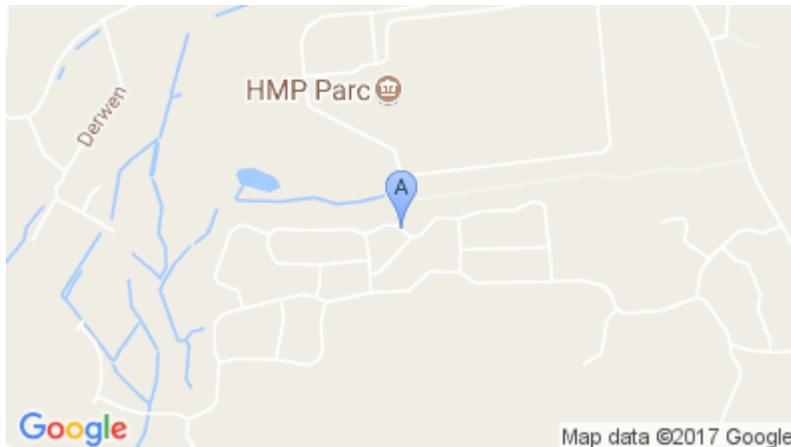


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IDEAL FIRST TIME PURCHASE - Three bedroom semi detached home comprising entrance hall, wc, lounge, kitchen / diner, en-suite and family bathroom. Private rear garden. Detached single garage and parking. MUST BE VIEWED.

£169,950

- BEAUTIFULLY PRESENTED HOME
- 3 bedroom semi detached
- Detached garage and car parking
- En-suite and downstairs wc
- Private rear garden
- EPC - B, IDEAL FIRST TIME PURCHASE



DESCRIPTION

Introducing an immaculate three bedroom semi detached home on the popular development of Parc Derwen, Coity. The property was built by Persimmon Homes and occupies a lovely position to the north of the development.

Parc Derwen is a modern development north of Bridgend and provides excellent access to the M4 at junction 36 as well as being within a 5 minute drive of Bridgend town centre for the train and bus stations, retail and food outlets and leisure facilities.

Parc Derwen boasts a new primary school and is within walking distance of Coity village where there is a local shop, post office and public house.

This property is beautifully presented, has PVCu double glazing throughout and a gas fired combi boiler.

Viewing is highly recommended.

ENTRANCE HALL

Access is via a composite front door into the entrance hall which has a doorway into the lounge and wc and stairs to the first floor.

LOUNGE (16' 1" x 12' 10") or (4.90m x 3.90m)

The lounge overlooks the front of the house and has a lovely high gloss walnut finish floor and a door into the kitchen / diner.

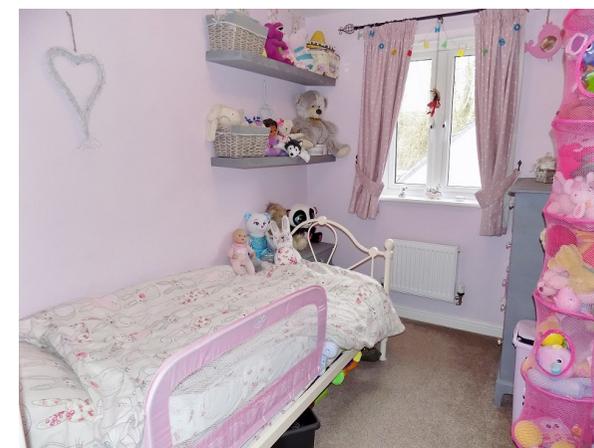
KITCHEN/DINER (16' 1" x 10' 6") or (4.90m x 3.20m)

This room spans the width of the house and overlooks the rear garden.

The kitchen is finished with Shaker style units in cream with a complementary worktop and ceramic tiles to the splashback. There is an integrated electric oven, gas hob and overhead extractor hood and well as space for a washing machine and fridge / freezer.

The dining area has french doors opening out to the garden, a built in fitted cupboard and there is plenty of room for a good sized dining suite.

The curtains and blind will remain with the sale.



STAIRS AND LANDING

Laid with fitted carpet. There is loft access on the landing as well as a fitted storage cupboard and doors to 3 bedrooms and the family bathroom.

BEDROOM 1 (13' 5" x 10' 10") or (4.10m x 3.30m)

A good sized double bedroom overlooking the front and with one feature papered wall, fitted wardrobes with sliding glazed doors and fitted carpet.

Doorway to the en-suite.

EN-SUITE SHOWER ROOM

Comprising a three piece suite in white with wc, wash hand basin and separate shower cubicle with tiles to the splash back and a frosted window to the front.

BEDROOM 2 (9' 2" x 9' 4") or (2.80m x 2.85m)

A double bedroom overlooking the rear.

BEDROOM 3 (8' 10" x 6' 11") or (2.70m x 2.10m)

A lovely single bedroom / home office overlooking the rear.

FAMILY BATHROOM

Comprising a three piece suite in white with wc, wash hand basin and bath with tiles to the splash back.

OUTSIDE

The enclosed rear garden is laid to patio with a pathway to the rear gate. There is a raised area with shrubs and trees and an area of lawn.

To the side return is a patio area ideal for outdoor dining. Beyond the rear gate is a detached single garage and parking for two cars accessed via a shared driveway.



For more photos please see www.pjchomes.co.uk

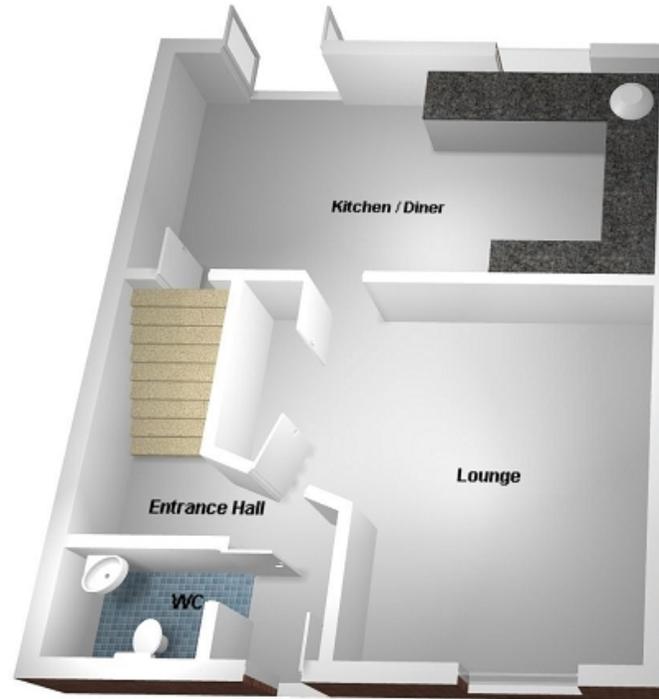
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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.



www.pjchomes.co.uk

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