



Ffordd Y Draen , Coity, Bridgend. CF35 6FQ

£267,000

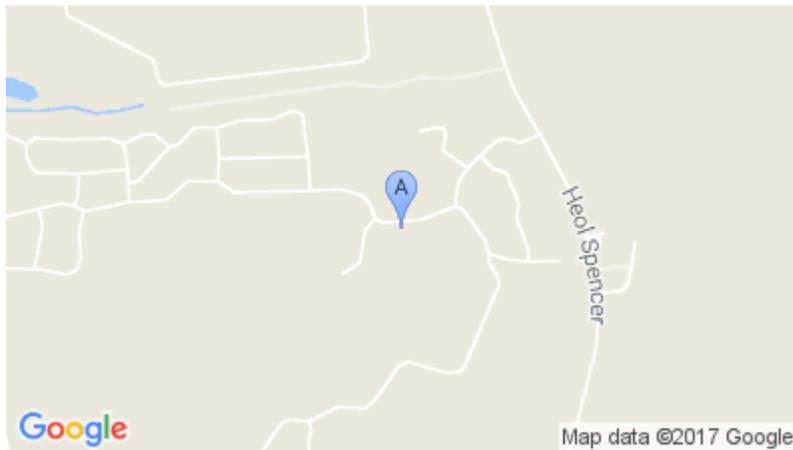
**PJC** PAYTON  
JEWELL  
CAINES

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

A BEAUTIFUL four bedroom detached family home situated in the popular location of Coity, Bridgend. The property benefits from gas central heating, PVCu double glazing and south facing rear garden. HIGH QUALITY FINISHES THROUGHOUT.

£267,000 - Freehold

- BEAUTIFUL four bedroom detached house
- Open Plan Kitchen / Diner / Superb Orangery
- Utility Room / downstairs cloakroom
- Spacious lounge, EPC-C
- FINISHED TO A HIGH STANDARD
- South facing rear garden / garage



## DESCRIPTION

IMMACULATELY PRESENTED modern four bedroom detached house, situated on the Parc Derwen development of Coity, which is conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and Princess of Wales Hospital. Bridgend is just a short drive away with all its amenities and facilities.

The property offers spacious accommodation throughout and benefits from a modern fitted kitchen/dining room, orangery, utility, downstairs cloakroom, good sized lounge with French doors leading to the rear garden, master bedroom with en suite, enclosed rear garden, garage and driveway. Master bedroom finished with fitted wardrobes.

Viewing highly recommended to fully appreciate this delightful family home.

## ENTRANCE

Via composite door.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, wood effect tiled flooring and radiator. Carpeted stairs leading to the first floor. Under stairs storage area. Three doors leading off.

## CLOAKROOM (3' 1" x 5' 5") or (0.95m x 1.66m)

Emulsioned ceiling, part emulsioned/part tiled walls. Porcelain tiled flooring. PVCu double glazed window with obscured glass to the front of property. Radiator. Two piece suite comprising low level w.c. and sink/pedestal.

## KITCHEN/DINER (21' 4" x 8' 6") or (6.50m x 2.60m)

Emulsioned and coved ceiling with spot lights. Emulsioned walls. Wood effect tiled flooring which carries out throughout the dining and orangery area. Radiator. Panelled door leading into utility room.

To the kitchen area is a PVCu double glazed window looking out to the front of property. There is a brand new fitted kitchen in white high gloss with complementary quartz work surface housing stainless steel bowl effect sink/drain. Integrated double oven, microwave, fridge/freezer and dishwasher. Radiator. Under counter and pelmet lighting.

The dining area has ample space for table and chairs, radiator and open space leading into orangery which lets in an abundance of natural light from the south facing rear garden.

## ORANGERY (9' 2" x 9' 7") or (2.80m x 2.93m)

French doors leading to rear garden and PVCu double glazed window to side of orangery. Radiator.

## UTILITY ROOM (6' 8" x 5' 1") or (2.02m x 1.56m)

Emulsioned ceiling, part emulsioned/part tiled walls. PVCu stable door leading to the rear garden. A range of wall and base units with complementary quartz work surface. Space for washing machine. Radiator.



## **LOUNGE (11' 8" x 21' 2") or (3.56m x 6.46m)**

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to front of property. Two radiators and French doors leading to rear garden. Feature marble fire surround and hearth housing electric effect coal fire.

## **LANDING**

Turn style staircase, loft access, storage cupboard, five doors leading off.

## **MASTER BEDROOM (11' 9" x 11' 8") or (3.59m x 3.56m)**

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window, radiator and built in wardrobes one wall.

## **EN SUITE (8' 10" x 5' 3") or (2.70m x 1.61m)**

Emulsioned ceiling with down lights, porcelain wood effect tiled flooring, radiator, part emulsioned/part tiled walls. PVCu double glazed window with obscured glass. Three piece suite comprising low level w.c. wash hand basin set in vanity unit and built in shower cubicle with rain shower head.

## **BEDROOM 2 (8' 10" x 12' 4") or (2.70m x 3.76m)**

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window and radiator.

## **BEDROOM 3 (8' 6" x 8' 11") or (2.58m x 2.71m)**

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window and radiator.

## **BEDROOM 4 (8' 6" x 8' 10") or (2.60m x 2.70m)**

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window and radiator.

## **BATHROOM (9' 1" x 5' 9") or (2.76m x 1.74m)**

L-shaped room, emulsioned ceiling with down lights, part emulsioned/part tiled walls, Porcelain tiled flooring, radiator, PVCu double glazed window. Three piece suite comprising panelled bath with overhead shower with rain shower head, wall mounted wash hand basin and low level w.c.

## **OUTSIDE**

Rear garden is enclosed and bordered with wood panel fencing, pathway leading to patio area suitable for seating, further area laid with decking in two tiers. Outside tap, electric sockets and electric lighting around the orangery and on the decking area. Access into garage and front of property.

## **GARAGE**

Power installed.

## **NOTE**

Wooden blinds and roller blinds to remain where fitted.

The current owners have altered and improved the property greatly since new.



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

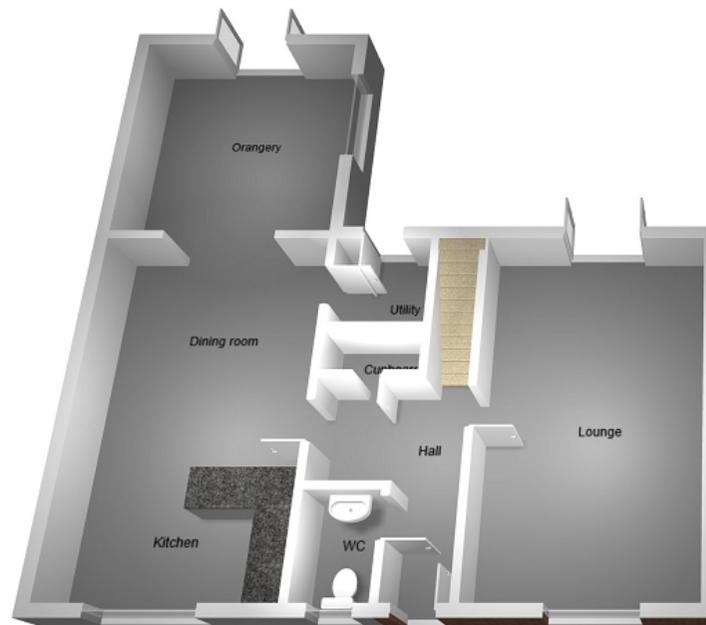
# Floorplan & EPC

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92-100) <b>A</b>                           |                         | 93  |
| (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>                             |                         |   |
| 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 <sub>2</sub> ) Rating                  |                         |  |
|---|-------------------------|--|
|   | Current                 | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |  |
| (92-100) <b>A</b>   |                         | 94   |
| (81-91) <b>B</b>  | 85                      |  |
| (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>   |                         |  |
| Not environmentally friendly - higher CO <sub>2</sub> 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 (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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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