



Maes Meillion , Coity, Bridgend. CF35 6FJ

£159,000

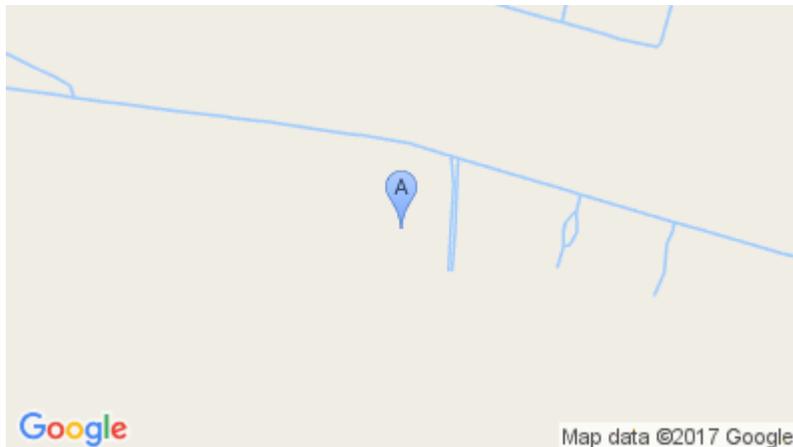
**PJC** PAYTON  
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# Maes Meillion , Coity, Bridgend. CF35 6FJ

We are pleased to offer this three bedroom semi detached house situated at the end of a cul de sac in the sought after development of Parc Derwen in Coity. This property benefits from a south facing rear garden, garage and two parking spaces. Viewing highly recommended on this ideal first time buy.

£159,000

- Three bedroom semi detached house
- High gloss fitted kitchen, EPC - B
- Lounge/diner with French doors
- Downstairs cloakroom/w.c.
- En suite shower room to master
- Single garage/driveway for two vehicles



## DESCRIPTION

A well presented three bedroom semi detached house situated within the Parc Derwen development of Coity which is within close proximity to McArthur Glen Designer Outlet and primary school. This property benefits from modern kitchen, lounge/diner with French doors to generous sized rear garden, downstairs cloakroom/w.c., master bedroom with en suite, single garage and off road parking for two vehicles. Internal viewing comes highly recommended.

## ENTRANCE

Access via PVCu part glazed front door into entrance hallway.

## ENTRANCE HALL

Skimmed ceiling. Smoke detector. Emulsioned walls. Double radiator. Wood effect vinyl flooring.

## CLOAKROOM

Skimmed ceiling. Extractor fan. Emulsioned walls with tiling to splash back area. Radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to front aspect. Wood effect vinyl flooring.

## KITCHEN (11' 5" x 8' 9") or (3.49m x 2.67m)

Skimmed ceiling. Extractor fan. Emulsioned walls. A range of base and wall units in high gloss ivory with complementary wood effect work surface. Stainless steel one and a half inset sink with mixer tap. Four ring gas hob with built-in oven and extractor. One cupboard housing gas combination boiler. PVCu double glazed window to front. Radiator. Space for dishwasher, automatic washing machine and freestanding fridge freezer. Wood effect vinyl flooring.

## LOUNGE / DINING ROOM (15' 7" x 13' 7") or (4.75m x 4.13m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed French doors and PVCu double glazed window to rear. Under stairs storage cupboard. Two radiators. Fitted carpet.

## LANDING

Skimmed ceiling. Loft access. Smoke detector. Emulsioned walls. Storage cupboard. Fitted carpet.

## MASTER BEDROOM (12' 7" x 12' 7") or (3.84m x 3.83m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. PVCu double glazed window to front. Radiator. Fitted carpet.

## EN-SUITE SHOWER ROOM

Skimmed ceiling. Extractor fan. Emulsioned walls with tiling to splash back area. Three piece suite comprising fully tiled shower cubicle with mains fed shower and glass sliding doors, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to front. Wood effect vinyl flooring.

## BEDROOM 2 (9' 3" x 9' 2") or (2.82m x 2.80m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Radiator. Fitted carpet.



### **BEDROOM 3 (9' 3" x 6' 0") or (2.81m x 1.83m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Radiator. Fitted carpet.

### **FAMILY BATHROOM (6' 4" x 6' 2") or (1.94m x 1.89m)**

Skimmed ceiling. Extractor fan. Emulsioned walls with tiling to splash back area. PVCu frosted double glazed window to side. Three piece suite comprising panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wood effect laminate flooring.

### **OUTSIDE**

Generous south facing rear garden which is enclosed and bounded by wood panel fencing. Large patio area, ideal for garden furniture with additional level laid to lawn. Steps leading to further garden area. Astroturf to side garden. Footpath leading to wooden gate giving access to front. Outside tap. Open plan frontage with footpath leading to front door with gravel borders. Driveway parking for approximately two vehicles. Single garage (located under coach house).

### **DIRECTIONS**

Travelling from Bridgend towards Coity, take the second exit off the roundabout and third exit onto Parc Derwen, take the first left onto Ffordd Y Draen, continue along this road passing the primary school, Maes Meillion can be found on the right hand side.

### **NOTE**

All items of furniture are for sale by separate negotiation.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(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>		97
(81-91) <b>B</b>	86	
(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.



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