



Llys Y Dderwen, Coity, Bridgend. CF35 6DE

£168,950

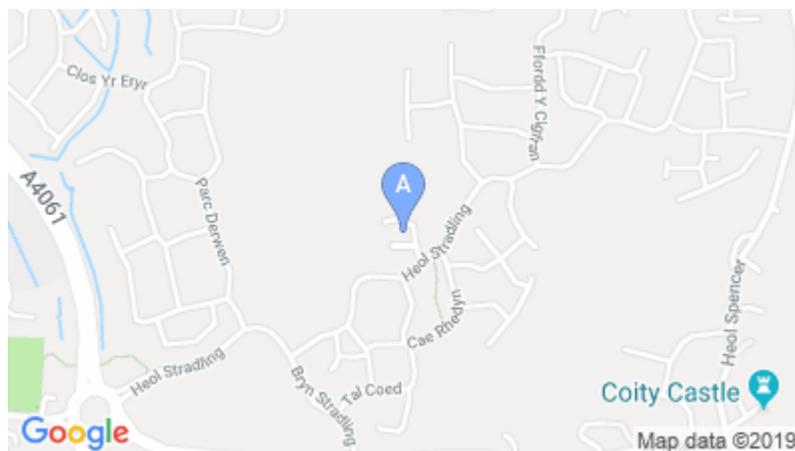


# Llys Y Dderwen, Coity, Bridgend. CF35 6DE

We are pleased to offer for sale this BEAUTIFULLY presented THREE bedroom semi detached with open aspect to front overlooking green area. The property comprises kitchen/breakfast room, downstairs cloakroom, lounge. To the first floor three bedrooms, ensuite to master bedroom and family bathroom.

£168,950 - Freehold

- Well presented three bed semi detached
- Kitchen/breakfast room - EPC = C
- Master bedroom with ensuite
- Downstairs cloakroom
- Off road parking for two vehicles
- Internal viewing highly recommended



## DESCRIPTION

A Taylor Wimpey Wessex design property benefiting from three good sized bedrooms, Master with ensuite, Lounge/diner with fully fitted kitchen. Open aspect to front with off road parking to rear. Situated within the popular Coity development with great access for McArthur Glen Designer outlet and M4 access. Viewing highly recommended to fully appreciate this property.

## ENTRANCE

Via PVCu part glazed PVCu door into the entrance hall:

## ENTRANCE HALL

Skimmed ceiling, emulsioned walls, radiator, wood effect ceramic tiled flooring, which continues into the kitchen.

Access into downstairs w.c. and staircase to first floor.

## DOWNSTAIRS W.C. (5' 8" x 3' 0") or (1.72m x 0.91m)

Skimmed ceiling, emulsioned walls, extractor fan. Two piece suite comprising low level w.c. pedestal wash hand basin with tiling to splash back area, radiator and wood effect vinyl flooring.

## KITCHEN/DINER (11' 1" x 8' 11") or (3.39m x 2.71m)

Skimmed ceiling, emulsioned walls with tiling to splash back areas. A range of wall and base units in high gloss cream with chrome handles complimentary worktop and one and a half bowl stainless steel sink with mixer tap. Integrated appliances include electric oven, four ring gas hob, cooker hood. Space for free-standing dishwasher, washing machine and fridge/freezer. Cupboard housing Ideal combination boiler, radiator. Ample space for breakfast table and chairs below large PVCu double glazed window to front takes which takes advantage of the view onto the open green area to the front of the property. Wood effect ceramic tiled flooring.

## LOUNGE (15' 9" x 13' 9") or (4.79m x 4.18m)

Skimmed ceiling, two centre lights, emulsioned walls, access into storage cupboard, PVCu double glazed window to rear aspect and PVCu double glazed french doors open into the lean to conservatory/porch. Two radiators, fitted carpet.

## PORCH/CONSERVATORY (6' 3" x 5' 7") or (1.90m x 1.70m)

Radiator, power point, ceramic tile wood effect flooring, PVCu part glazed door leads to the rear garden.

## LANDING

Skimmed ceiling, centre light, smoke detector, loft access, emulsioned walls, access into storage cupboard, open balustrade and fitted carpet.

## BEDROOM 1 (10' 11" x 9' 4") or (3.33m x 2.84m)

Skimmed ceiling, centre light, emulsioned walls, space for free-standing wardrobes, radiator, PVCu double glazed window to front aspect which overlooks the green spaces to the front of the property, fitted carpet.



### **EN-SUITE (6' 5" x 4' 6") or (1.95m x 1.36m)**

Skimmed ceiling, centre light and extractor fan, emulsioned walls with tiling to splash back areas. Three piece suite comprising low level w.c. pedestal wash hand basin, fully tiled shower enclosure with electric shower and pivoting glass shower door, radiator and wood effect vinyl flooring.

### **BEDROOM 2 (9' 6" x 9' 3") or (2.89m x 2.83m)**

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator, fitted carpet.

### **BEDROOM 3 (7' 3" x 6' 7") or (2.22m x 2.00m)**

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet

### **BATHROOM (6' 3" x 6' 3") or (1.91m x 1.90m)**

Skimmed ceiling, centre light, extractor fan, part tiled / part emulsioned walls, wall mounted shaver point, three piece suite comprising low level w.c. pedestal wash hand basin and panel bath, radiator, PVCu double glazed window with frosted glass to front aspect, wood effect vinyl flooring.

### **OUTSIDE**

To the rear the property is bounded by wood panel fencing and brick walling. Laid mainly to lawn with decorative chippings and border for planting. Wooden gate gives access to rear parking area for two vehicles and a garden path leads to the rear porch.

To the front the property has a lovely private outlook overlooking green spaces. A garden path leads to the front door which has borders either side laid to decorative chippings and planted with mature shrubs.

### **DIRECTIONS**

On entering Parc Derwen from the roundabout take the second left onto Heol Stradling, follow the road around and take your next left onto Llys Y Dderwen, continue into the large courtyard. The rear parking for the property can be found on the right hand side.



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>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(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>		95
(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>		
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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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