




BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER
LETTING AGENT
IN BRIDGEND

Maes yr Eithin, Coity, Bridgend. CF35 6BJ

£209,950

 PAYTON
JEWELL
CAINES

Maes yr Eithin, Coity, Bridgend. CF35 6BJ

Three bedroom DETACHED family home located in a SECLUDED CUL-DE-SAC within Parc Derwen comprising entrance hall, lounge, kitchen/diner, w.c, Master bedroom with ENSUITE, two further bedrooms, family bathroom, DETACHED SINGLE GARAGE with driveway parking and LOW MAINTENANCE rear garden.

£209,950 - Freehold

- Three bedroom detached family home
- Charles Church Rhossili Design set within a private cul-de-sac location
- Detached single garage with driveway parking
- Open plan kitchen/diner, EPC-B
- Ensuite to Master bedroom. Downstairs w.c
- Low maintenance rear garden. Viewing highly recommended



DESCRIPTION

Introducing this well maintained and presented three bedroom detached Charles Church design house located on a lesser known small cul-de-sac comprising only four houses off Maes yr Eithin. The property benefits from a detached single garage with driveway parking and private entrance to the cul-de-sac. The property is situated in the new development of Park Derwen, in the popular village of Coity which offers a post office, public house, easy access to the M4 corridor, Bridgend town centre and McArthur Glen shopping outlet. Early viewing is highly recommended.

ENTRANCE

Access via part frosted glazed front door into entrance hallway.

ENTRANCE HALLWAY

Emulsioned ceiling, walls and skirting and fitted carpet. . Staircase to first floor with built in understairs storage cupboard. doorway through to the lounge.

CLOAKROOM/W.C

Frosted PVCu double glazed window to the rear of the property, comprising a two piece suite in white with w.c and wash hand basin with chrome mixer tap and ceramic tile to splashback.

LOUNGE (18' 6" x 9' 10") or (5.65m x 3.0m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the front and PVCu double glazed french doors leading out to the rear garden. The lounge is finished with one feature papered wall, skimmed walls, skirting and fitted carpet.

KITCHEN/DINER (18' 6" x 6' 10") or (5.65m x 2.08m)

With dual aspect natural via PVCu double glazed window to front and PVCu double glazed French doors to rear. The open plan kitchen/diner is finished with a skimmed ceiling and light fittings to remain. Emulsioned walls, skirting and solid oak floor. The kitchen comprises a range of modern base and wall units in a walnut finish with complementary roll top work surface and splash back plinth. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Waist height integrated electric oven, four ring gas hob with over head extractor and stainless steel splash back. Space and plumbing for washing machine and full size fridge/freezer. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window over looking the rear. Fitted storage cupboard housing the hot water tank.

MASTER BEDROOM (15' 7" max x 9' 10") or (4.75m max x 3.0m)

Over looking the rear of the property via PVCu double glazed window. The master bedroom is finished with emulsioned walls, skirting and fitted carpet. Doorway into the ensuite.



EN SUITE

Frosted PVCu double glazed window overlooking the front. Three piece suite with w.c, wash hand basin and separate shower cubicle with fully glazed door and plumbed shower with ceramic tiles to all walls. Heated chrome towel rail.

BEDROOM 2 (9' 6" x 9' 6") or (2.90m x 2.90m)

Overlooking the front of the property via PVCu double glazed window This double bedroom is finished with emulsioned walls, skirting and fitted carpet. Access to loft storage. Double fitted wardrobe.

BEDROOM 3 (9' 6" x 8' 6" max) or (2.90m x 2.60m max)

A good size single bedroom overlooking the rear garden via PVCu double glazed window. Finished with emulsioned walls, skirting and fitted carpet. Recess ideal for freestanding or fitted furniture.

FAMILY BATHROOM (7' 5" x 6' 3") or (2.26m x 1.90m)

Overlooking the front via PVCu frosted double glazed window. Comprising of a three piece suite in white with w.c, wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and ceramic tiles to all splash back.

OUTSIDE

Rear garden is laid to decorative stone and chipped slate enclosed by close board fence with mature trees and shrubs. Pathway leading to side gate, giving access to front. Frontage is open and laid to decorative stone with a sloped pathway leading to the front door. Parking for one car in front of single garage, accessed via up and over door, power and light installed, and offering ample storage into eaves.

DIRECTIONS

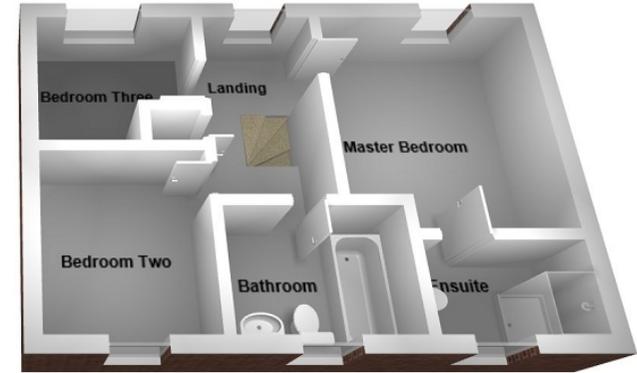
Upon entering Parc Derwen continue up the hill past Trem Gwlad Yr Haf then onto Ffordd Y Draen taking your first left onto Maes yr Eithin and then first right into the private cul-de-sac where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

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