



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN BRIDGEND

Llys Y Dderwen , Coity, Bridgend. CF35 6DE

£179,950

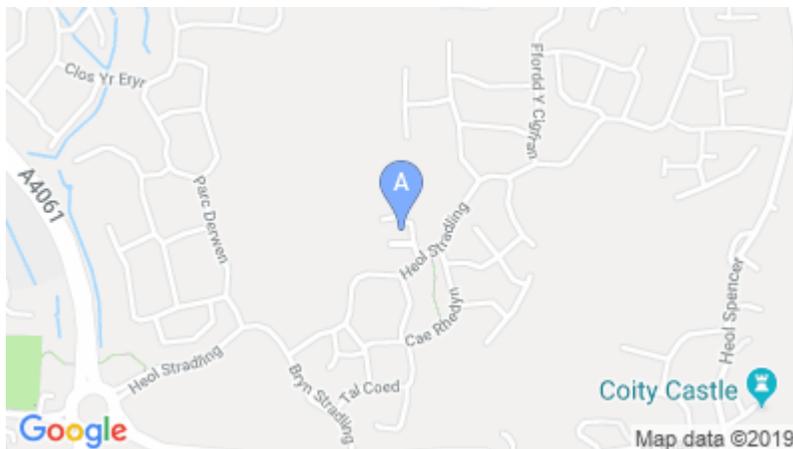
PJC PAYTON
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CAINES

Llys Y Dderwen , Coity, Bridgend. CF35 6DE

We are pleased to offer for sale this SHOW HOME STANDARD three bedroom property with lovely OPEN VIEWS to front. The property comprises KITCHEN/ BREAKFAST ROOM, downstairs w.c, lounge and CONSERVATORY. To the first floor three bedrooms, ENSUITE to master bedroom and family bathroom.

£179,950 - Freehold

- Well presented three bed semi detached
- Kitchen/breakfast room overlooking open views
- Master bedroom with ensuite
- Lounge and Conservatory
- Off road parking for two vehicles. Downstairs cloakroom
- VIEWING IS HIGHLY RECOMMENDED



DESCRIPTION

Introducing this immaculately presented three bedroom 'Taylor Wimpey' built family home which has been modernised to a show home standard by the current owners. The property has three good sized bedrooms, Master with ensuite, Lounge with an added conservatory to give an open plan modern feel. Fully fitted kitchen to front overlooking open views. The property is situated within the popular Coity development with great access for McArthur Glen shopping centre and M4 access. Viewing highly recommended to fully appreciate this property.

ENTRANCE

Via part glazed PVCu front door into:

ENTRANCE HALL

Skimmed emulsioned ceiling with centre light. Emulsioned walls. High gloss porcelain tiled flooring that continues throughout the downstairs accommodation. Doorway into the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Skimmed emulsioned ceiling with centre light, emulsioned walls, double radiator. A two piece suite comprising of low level WC and wash hand basin set within vanity unit.

KITCHEN (11' 1" x 8' 10") or (3.38m x 2.68m)

The kitchen overlooks the front of the property which benefits from open aspect views onto fields via the large PVCu double glazed window. This high specification kitchen is finished with a range of modern high gloss wall and base units with complementary worksurface. Integrated appliances include electric oven, four ring gas hob with stainless steel splash back and hood. Built in washing machine. Space for freestanding dishwasher and fridge freezer. One and a half bowl stainless steel sink with mixer tap, corner cupboard houses the Ideal gas combination boiler, double radiator.

LOUNGE (15' 10" x 13' 9") or (4.82m x 4.18m)

A beautifully presented lounge which has a modern sleek feel and is bathed in natural light from the conservatory. Skimmed, emulsioned ceiling with two centre lights and emulsioned walls. Door into under stairs storage cupboard, two double radiators. PVCu double glazed window to the rear aspect and large square archway leads through to:

CONSERVATORY (9' 10" x 7' 7") or (3.0m x 2.30m)

Glazed roof with roof blinds to keep the room cool. Fully glazed window units bring the garden into the rooms beyond and the large sliding patio door adds to the feeling of bringing the outside in, taking full advantage of the immaculate garden. Two modern wall lights and power points for lamps provide mood lighting.

FIRST FLOOR LANDING

Staircase with fitted carpet and open balustrade leads to the landing. Skimmed emulsioned ceiling with centre light. Smoke detector. Access to the attic via loft ladder, the attic is partly boarded. Door into storage cupboard.

MASTER BEDROOM (13' 1" x 9' 4") or (3.99m x 2.85m)

Overlooking the front of the property with open views via a PVCu double glazed window this lovely size double bedroom is finished with emulsioned walls and fitted carpet. Radiator. Door into:

EN SUITE (6' 6" x 4' 6") or (1.99m x 1.36m)

Skimmed emulsioned ceiling with centre light. Extractor fan. Emulsioned walls with white high gloss tiles to



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		92
(81-91) B		
(69-80) C	79	
(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		95
(81-91) B	82	
(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. 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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