



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN BRIDGEND

Clos Joslin, Coity, Bridgend. CF35 6BX

£142,995



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A two bedroom SEMI DETACHED house situated on a quiet CUL DE SAC with good road access to the M4 corridor and Bridgend Town Centre. The property comprises entrance hall, cloakroom, lounge, KITCHEN/ DINER, bathroom, enclosed rear garden and driveway parking for two cars. Viewing highly recommended.

£142,995 - Freehold

- Two bedroom semi detached house
- Well presented throughout
- Downstairs cloakroom
- Kitchen/diner, EPC-C
- Enclosed rear garden, off road parking
- Viewing highly recommended



DESCRIPTION

Introducing this well presented two bedroom semi detached house located in Coity within walking distance of Coity Village with a Post Office, local pub and church. Ideal first time buy.

Conveniently positioned for the M4 corridor, Bridgend town centre and McArthur Glen Designer Outlet. Viewing comes highly recommended to fully appreciate this modern family home.

ENTRANCE

Access via PVCu part glazed door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with one centre light, emulsioned walls, radiator and vinyl wood effect flooring. Doorway through into downstairs cloakroom.

CLOAKROOM (5' 5" x 2' 9") or (1.64m x 0.85m)

Emulsioned ceiling with one centre light, extractor fan, emulsioned walls, radiator and PVCu double glazed window with frosted glass to front aspect. Two piece suite comprising low level w.c. corner pedestal wash hand basin with mixer tap and tiling to splash back area. Tile effect vinyl flooring.

LOUNGE (13' 11" x 13' 7") or (4.23m x 4.15m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, fitted carpet and radiator. Staircase with open balustrade and fitted carpet to the first floor.

KITCHEN/DINER (13' 10" x 7' 9") or (4.21m x 2.36m)

Emulsioned ceiling with two modern spot light bars, emulsioned walls, feature papered wall to the dining area. The kitchen area has part tiled/part emulsioned walls. A range of wall and base units with complementary work top. Integrated appliances include electric oven, four ring induction hob and cooker hood. Single stainless steel sink drainer with mixer tap and PVCu double glazed window to rear aspect. Freestanding washing machine to remain. Tile effect vinyl flooring. To the dining room there are PVCu double glazed French doors leading out to a large patio area ideal for garden furniture.

LANDING

Emulsioned ceiling with one centre light and access into the attic space. PVCu double glazed window to side aspect, radiator, open balustrade and fitted carpet. Access into storage cupboard housing the gas combination boiler.

BEDROOM 1 (10' 3" x 9' 9") or (3.13m x 2.96m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, fitted carpet and radiator. Walk in wardrobe.

BEDROOM 2 (12' 0" x 7' 3") or (3.67m x 2.22m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.



FAMILY BATHROOM (6' 4" x 6' 2") or (1.92m x 1.88m)

Emulsioned ceiling with one centre light and extractor fan. Part tiled/part emulsioned walls, PVCu double glazed window with frosted glass to rear aspect and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with mains fed shower over and glass shower screen. Tile effect vinyl flooring.

OUTSIDE

Private low maintenance rear garden benefiting from sun all day, the garden is bound by wood panel fencing laid mainly to large patio area with decorative chipping's. Wooden garden gate giving access to the front of the property via a path leading to the double driveway.

To the front the property is open plan with rockery garden laid to decorative chipping's. Driveway for two cars.

DIRECTIONS

Leaving Bridgend continue along the dual carriageway towards Coity at the Coity roundabout take the third exit onto Heol West Plas, turn right into Joslin Road onto Close Joslin where the property can be found on the left.



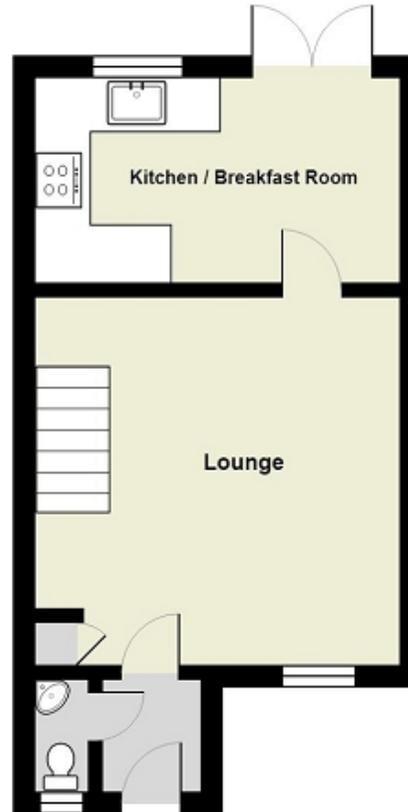
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	78	
(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		96
(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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