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**GOLD WINNER**  
ESTATE AGENT IN  
NEATH PORT TALBOT

Trem Y Rhedyn, Coity, Bridgend . CF35 6FE

Offers Over  
£243,000

 PAYTON  
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# Trem Y Rhedyn, Coity, Bridgend . CF35 6FE

PARC DERWEN - 4 bedroom detached house comprising entrance hallway, wc, lounge, kitchen / diner, utility, bedroom 1 with en-suite, 3 further bedrooms, family bathroom and single garage. Enclosed rear garden.

## Offers Over £243,000 - Freehold

- Four bedroom detached house
- Downstairs WC
- Kitchen/diner plus utility
- Ensuite to master bedroom
- Enclosed rear garden/ EPC-B
- Single Garage and driveway parking.



## DESCRIPTION

Introducing this 4 bedroom detached home originally constructed by Persimmon Homes. The property has a family kitchen / diner, enclosed rear garden and single garage.

Parc Derwen is a modern development to the north of Bridgend and offers excellent access to the M4 motorway at Junction 36. Bridgend has a mainline train station and bus routes serving the local areas. Coety primary school is within the development.

Viewing is recommended.

## ENTRANCE

Via part glazed front door into the entrance hallway with emulsioned ceiling and walls, skirting, fitted carpet, under stairs storage cupboard and a door through into the downstairs WC.

## DOWNSTAIRS W.C.

Frosted glazed window the front, two piece suite in white comprising WC and corner wash hand basin with chrome mixer tap and radiator.

## KITCHEN/DINER (8' 6" x 21' 4") or (2.60m x 6.50m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and to the rear both with fitted vertical blinds. This good sized kitchen/diner is finished with a range of low level and wall mounted units with brushed chrome handles and a complementary roll top work surface with an inset one and a half basin sink with mixer tap and drainer, integrated electric oven with four ring gas hob, overhead extractor hood and stainless steel splash back. Plumbing for dishwasher, space for fridge/freezer and ample space for a dining table and chairs. Arch way through into the utility area.

## UTILITY

Inset sink with swan neck tap and drainer, plumbing for washing machine, additional storage cupboards, wall mounted gas fired boiler and a part frosted glazed door leading out to the rear garden.

## LOUNGE (11' 6" x 21' 4") or (3.50m x 6.50m)

Benefiting from triple aspect natural light via a PVCu double glazed window to the front and the side and French doors leading out to the rear garden. All with fitted vertical blinds. Emulsioned ceiling and walls, skirting and a fitted carpet.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and fitted storage housing the hot water tank.

## BEDROOM 1 (11' 10" x 11' 6") or (3.60m x 3.50m)

Overlooking the rear via a PVCu double glazed window with a fitted vertical blind, emulsioned walls, skirting, fitted carpet and a door way through into the ensuite.

## EN SUITE

Frosted glazed window to the rear, three piece suite in white comprising WC, wash hand basin, corner shower cubicle with a plumbed shower, ceramic tiles to all splash back areas and a fitted carpet.



## **BEDROOM 2 (8' 6" x 12' 2") or (2.60m x 3.70m)**

Overlooking the rear via a PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling, walls, skirting and a fitted carpet.

## **BEDROOM 3 (8' 6" x 8' 10") or (2.60m x 2.70m)**

Overlooking the front via a PVCu double glazed window with fitted vertical blind and finished with emulsioned walls, skirting and a fitted carpet.

## **BEDROOM 4 (11' 6" x 9' 0") or (3.50m x 2.75m)**

Overlooking the front of the property via a PVCu double glazed window with fitted vertical blind and finished with emulsioned walls, skirting and a fitted carpet.

## **FAMILY BATHROOM**

Overlooking the front via a PVCu frosted double glazed window and finished with a three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap, ceramic tiles to splash back areas, fitted carpet and radiator.

## **GARAGE**

Traditional up and over door.

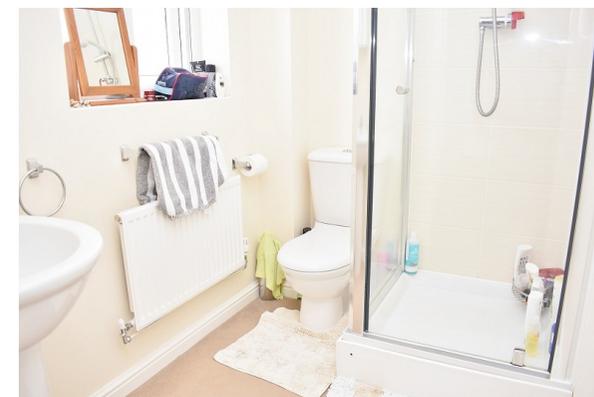
## **OUTSIDE**

The rear garden is enclosed and laid to decking and lawn with a pathway through to a further area of decking and corner summer house (available by separate negotiation), side access to the single garage.

Off road parking to the front of the property.

## **DIRECTIONS**

Upon entering Parc Derwen take the first left onto Ffordd Y Celyn and continue up through the development onto Ffordd Y Draen. Continue past the school and Trem Y Rhedyn can be found on the left hand side with the property a little way up on the right.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		93
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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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