



Maes Meillion, Coity, Bridgend. CF35 6FJ

£127,500

PJC PAYTON
JEWELL
CAINES

Maes Meillion, Coity, Bridgend. CF35 6FJ

NO VIEWINGS AT PRESENT, ONLY EXPRESSIONS OF INTEREST. Modern and well presented one bedroom coach house on Parc Derwen Coity. The property offers open plan living accommodation, en suite bathroom, large enclosed rear garden, garage & driveway. Internal viewing recommended.

£127,500 - Freehold

- One bedroom detached coach house
- Well presented throughout
- Open plan lounge/kitchen/diner
- En suite bathroom, EPC - B
- Driveway & single garage
- Generous sized south facing rear garden
- NO VIEWINGS AT PRESENT. INTEREST WELCOME



DESCRIPTION

Introducing this well presented one bedroom coach house, situated within the Parc Derwen development of Coity which is within close proximity to McArthur Glen Designer Outlet and primary school. This property benefits from a modern open plan lounge/kitchen/diner, cloakroom/w.c., en suite bathroom, generous sized south facing rear garden, single garage and off road parking for two vehicles. Ideal first time or investment purchase.

ENTRANCE

Access via part double glazed door into entrance hallway.

ENTRANCE HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Staircase leading to first floor. Fitted carpet. Courtesy door into the garage.

FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Radiator. Velux window to rear. Fitted carpet.

CLOAKROOM/W.C

Skimmed ceiling. Emulsioned walls. Tiling to splash back areas. Two piece suite in white comprising low level w.c. and pedestal wash hand basin. Radiator. Vinyl flooring.

LOUNGE/DINER/KITCHEN (20' 6" x 19' 8") or (6.25m x 6.0m)

Skimmed ceiling. Down lights. Emulsioned walls. A range of base and wall units with complementary work surface and matching up stands. Built-in electric oven, four ring gas hob and extractor. Plumbing for automatic washing machine and dish washer. Space for freestanding fridge freezer. One and a half bowl stainless steel single drainer sink unit with mixer tap. Two radiators. Two PVCu double glazed windows to front. Velux window to rear. Ample space for lounge and dining furniture. Wood effect laminate floor.

MASTER BEDROOM (19' 9" x 10' 7") or (6.01m x 3.22m)

Skimmed ceiling. Emulsioned walls. Two radiators. PVCu double glazed window to front. Velux window to rear. Airing cupboard housing gas combination boiler. Wood effect laminate floor.

EN-SUITE BATHROOM (6' 2" x 5' 10") or (1.89m x 1.79m)

Skimmed ceiling. Emulsioned walls. Three piece suite in white comprising bath with over head electric shower and shower screen, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to front. Vinyl flooring.

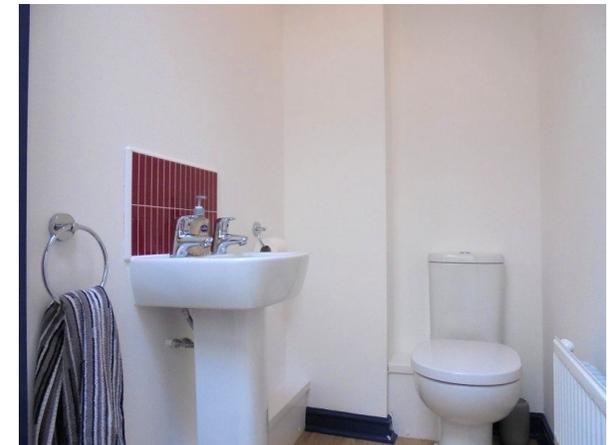
GARAGE (21' 2" x 9' 10") or (6.44m x 2.99m)

Access via up and over doors with power and light installed. Part panel part double glazed courtesy door to rear garden.

OUTSIDE

A generous sized rear garden which is enclosed and bounded by wood panel fencing. Laid to lawn. Courtesy door into single garage.

Open plan frontage. Driveway offering ample parking for two vehicles. Side gate and footpath to rear garden.



DIRECTIONS

Travelling from Bridgend towards Coity, take the second exit off the roundabout and third exit onto Parc Derwen, take the first left onto Ffordd Y Draen, continue along this road passing the primary school where Maes Meillion can be found.

NOTE

This property is freehold, however the 2 garages below are held on leaseholds at no ground rent for a 999 year term from 2011.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(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	84	84
(69-80) C		
(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 	

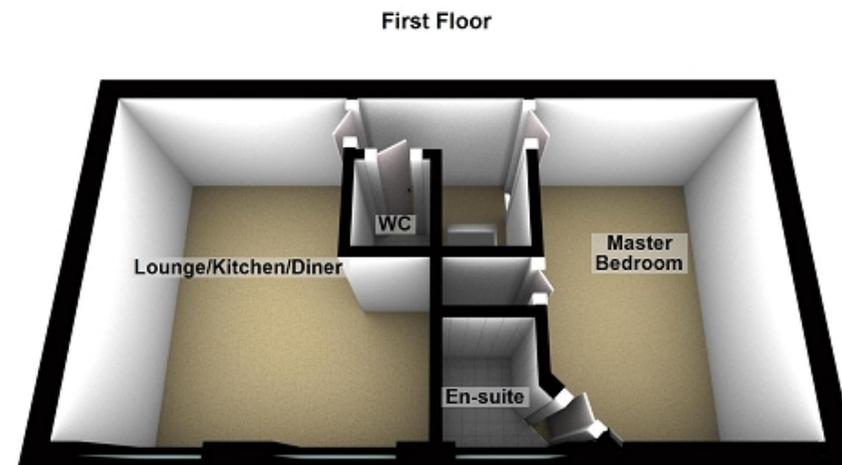
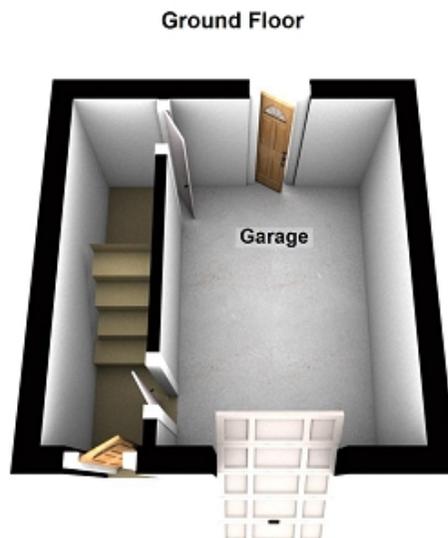
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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