



Ffordd Yr Hebog, Coity, Bridgend . CF35
6DH

Guide Price
£320,000



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Modern four bedroom DETACHED house comprising entrance hall, downstairs w.c. TWO RECEPTION ROOMS, kitchen/diner, utility room, bedroom one with EN SUITE shower room, three further bedrooms, family bathroom, enclosed rear garden, SINGLE GARAGE AND DRIVEWAY PARKING.

Guide Price £320,000 - Freehold

- Modern four bedroom detached house
- Originally constructed by Charles Church
- Fitted wardrobes to three bedrooms
- Detached single garage with off road parking
- Two reception rooms plus kitchen/diner
- Ideally located for Coity Primary School, EPC-C



DESCRIPTION

Introducing this modern four double bedroom detached home benefitting from two reception rooms, downstairs w.c. kitchen / diner, utility room, fitted wardrobes to three bedrooms and en-suite to bedroom one. The property further benefits from an enclosed rear garden, off road parking and garage.

Parc Derwen is a modern residential development with excellent access to Junction 36 of the M4 as well as Bridgend town centre with its bus and train stations. Parc Derwen has its own popular primary school and is within walking distance of Coity village.

Viewing is recommended.

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. Stairs leading to the first floor with fitted carpet and wooden balustrade. Under stairs storage cupboard.

LOUNGE (11' 2" x 21' 4") or (3.40m x 6.50m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with fitted vertical blind and PVCu double glazed French doors leading out to the rear garden. Finished with skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet.

RECEPTION 2 (11' 0" x 11' 4") or (3.35m x 3.45m)

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

DOWNSTAIRS W.C.

Frosted glazed PVCu double glazed window to the rear with fitted roller blind and finished with emulsioned ceiling and walls, extractor fan, skirting and a continuation of the ceramic tiled floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and ceramic tile to the splash back.

KITCHEN/DINER (12' 2" x 14' 5") or (3.70m x 4.40m)

L shaped room benefiting from dual aspect natural light via PVCu double glazed window overlooking the side with fitted roller blind and PVCu double glazed French doors leading out to the rear garden with fitted roller blind. Central spot lights to remain, skimmed and coved ceiling, emulsioned walls and ceramic tiled flooring. The kitchen is finished with a range of low level and wall mounted units in oak finish with complementary roll top work surface and splash back plinth. Inset one and half basin sink with mixer tap and drainer, integrated five ring gas hob with overhead extractor hood and stainless steel splash back. Integrated waist height electric cooker, space for fridge/freezer and integrated dishwasher.

UTILITY ROOM

Part frosted glazed door leading out to the rear garden and two sides of low level matching kitchen units, with an inset sink, mixer tap and drainer. Plumbing for automatic washing machine and space for tumble. Wall mounted gas fired Logic Heat 15 Boiler.



LANDING

Via stairs with fitted carpet and wooden balustrade, access to loft storage and a fitted storage cupboard housing the hot water tank.

BEDROOM 1 (11' 0" x 11' 10") or (3.35m x 3.60m)

Overlooking the front via PVCu double glazed window with fitted roller blind and finished with skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. Triple fitted wardrobe.

EN SUITE

PVCu frosted glazed window with fitted roller blind to the front. Extractor hood, emulsioned ceiling and walls with half height ceramic tiles and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle with a plumbed shower and fully glazed door.

BEDROOM 2 (11' 6" x 11' 2") or (3.50m x 3.40m)

Overlooking the front via PVCu double glazed window with fitted roller blind and finished with skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 3 (11' 1" x 9' 6") or (3.37m x 2.90m)

Overlooking the rear via PVCu double glazed window with fitted roller blind and finished with skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 4 (10' 10" x 8' 10") or (3.30m x 2.70m)

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

FAMILY BATHROOM

Frosted glazed window overlooking the rear with fitted roller blind and finished with emulsioned ceiling, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath electric shower and side glazed privacy shower screen and heated chrome wall mounted towel rail.

OUTSIDE

Enclosed rear garden laid to patio and lawn with area of soft play, perimeter decorative stone and paved area. Side access to the detached single garage via PVCu door and off road parking to the side for two vehicles.

DIRECTIONS


Upon entering Parc Derwen from the dual carriageway roundabout take the first left turn. Follow the road around and Ffordd Y Hebog can be found on the right hand side.

NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(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.



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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