



Ffordd Y Draen, Coity, Bridgend . CF35 6BF

Offers Over
£265,000



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BEAUTIFULLY PRESENTED - four bedroom DETACHED family home on the POPULAR development of Parc Derwen. The property benefits from SPACIOUS lounge, kitchen / diner, utility room, downstairs w.c. family bathroom, four GENEROUS size bedrooms, enclosed rear garden and garage. MUST BE VIEWED.

Offers Over £265,000 - Freehold

- Four bedroom detached house
- BEAUTIFULLY PRESENTED THROUGHOUT
- Modern kitchen/ diner
- Garage and driveway
- Enclosed rear garden, EPC-B
- VIEWING HIGHLY RECOMMENDED



DESCRIPTION

A modern and well presented four bedroom detached house, situated on the Parc Derwen development of Coity, which is conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and Princess of Wales Hospital. Bridgend is just a short drive away with all its amenities and facilities. The property offers spacious accommodation throughout and benefits from a modern fitted kitchen/dining room, utility, downstairs cloakroom, good sized lounge with French doors to rear, master bedroom with en suite, enclosed rear garden and single garage. Viewing highly recommended to fully appreciate this delightful family home.

ENTRANCE

Via PVCu front door into the hallway.

ENTRANCE HALL

Emulsioned walls, tiled flooring, radiator, carpeted stairs leading to the first floor and under stairs storage cupboard.

DOWNSTAIRS W.C. (3' 1" x 5' 7") or (0.93m x 1.71m)

Emulsioned walls, tiled flooring, PVCu double glazed window with obscured glass to the front of the property and radiator. Two piece suite comprising low level w.c. and sink / pedestal.

KITCHEN/DINER (21' 5" x 8' 6") or (6.53m x 2.59m)

Part emulsioned / part tiled walls, tiled flooring, radiator and PVCu double glazed window to the front and side of property. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Integrated fridge / freezer, dish washer and electric oven with gas hob and extractor hood. Opening into the utility room.

UTILITY ROOM (6' 7" x 4' 10") or (2.01m x 1.48m)

Part emulsioned / part tiled walls, tiled flooring, radiator and PVCu double glazed window to the front and side of property. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Integrated fridge / freezer, dish washer and electric oven with gas hob and extractor hood. Opening into the utility room.

LOUNGE (11' 5" x 21' 2") or (3.47m x 6.46m)

Emulsioned walls, laminate flooring, two radiators, PVCu double glazed window to the front of property and French doors leading to the rear garden.

LANDING

Emulsioned walls with one feature wall papered, fitted carpet, radiator and cupboard housing the hot water tank and shelving. Five doors leading off.

MASTER BEDROOM (11' 7" x 11' 11") or (3.54m x 3.64m)

Emulsioned walls with one feature wall papered, fitted carpet, radiator and PVCu double glazed window to the side of property. Door leading into the en suite.



EN SUITE (4' 11" x 6' 8") or (1.50m x 2.04m)

Part emulsioned / part tiled walls, vinyl flooring, radiator and PVCu double glazed window with obscured glass to the side of property. Three piece suite comprising shower cubicle, low level w.c. and sink / pedestal.

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

Emulsioned walls with one feature papered wall, radiator, laminate flooring, built in cupboards and PVCu double glazed window to the side of property.

BEDROOM 3 (8' 9" x 8' 11") or (2.66m x 2.72m)

Part emulsioned / part papered walls, PVCu double glazed window to the front of property, radiator and fitted carpet.

BEDROOM 4 (9' 6" x 8' 2") or (2.89m x 2.49m)

Part emulsioned / part papered walls, built in storage cupboard, laminate flooring, PVCu double glazed window to the front of property and radiator.

FAMILY BATHROOM (6' 9" x 5' 7") or (2.07m x 1.71m)

Part emulsioned / part tiled walls, vinyl flooring, radiator and PVCu double glazed window with obscured glass to the front of property. Three piece suite comprising low level w.c. sink / pedestal and panelled bath with shower over and privacy screen.

OUTSIDE

The garden is to the side of property accessed via French doors from the lounge. Area laid with patio slabs, remainder of the garden is laid to lawn with gate leading to the front of the property. Garage to the rear of property.


DIRECTIONS

Upon entering the Parc Derwen development turn left towards the Persimmon homes development and the property can be found on the left.

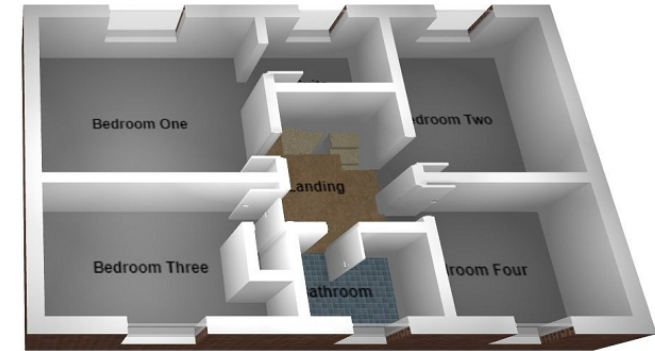
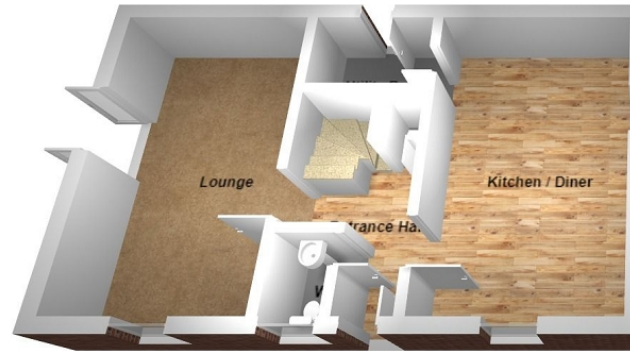



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	83	
(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		94
(81-91) B	85	
(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.



www.pjchomes.co.uk

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