



Ffordd Y Celyn , Coity , Mid Glam. CF35 6NJ

£145,000



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CF35 6NJ

IDEAL FIRST TIME BUY - 2 bedroom semi detached home comprising entrance hall, open plan kitchen / dining / living, wc, 2 double bedrooms, bathroom, good size rear garden and dedicated car parking for two cars. Ideal first time buy or investment purchase.

£145,000 - Freehold

- IDEAL 1ST TIME PURCHASE
- Open plan kitchen / living / dining area
- 2 double bedrooms
- Good size enclosed rear garden
- Dedicated car parking to the rear for two vehicles
- EPC - B . Well presented throughout
- Downstairs cloakroom/w.c.



DESCRIPTION

Introducing this well presented modern two bedroom semi detached home located on the popular development of Parc Derwen, Coity. Constructed in late 2017 the property benefits from open plan kitchen / living / dining on the ground floor, two double bedrooms, a good size enclosed rear garden and dedicated car parking to the rear for up to two vehicles.

Parc Derwen is a modern residential development to the north of Bridgend within a 5 minute drive to Junction 36 of the M4 and also the retail outlet village McCarthur Glen.

This property is an ideal first time or investment purchase.

ENTRANCE

Via PVCu composite front door into entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, radiator and vinyl flooring with carpeted staircase leading to first floor accommodation. Doorway leading to open plan lounge/kitchen.

KITCHEN / LOUNGE (12' 3" x 22' 4") or (3.73m x 6.81m)

Kitchen Area: Emulsioned ceiling and walls, radiator and vinyl flooring. With a range of wall and base units with a complementary work surface housing a stainless steel sink drainer. Wall mounted combination boiler. PVCu double glazed window to the front of the property. Space for free standing fridge/freezer, plumbing for automatic washing machine, integrated electric oven with four ring gas hob and extractor overhead. Benefits from additional under stairs storage cupboard and breakfast bar. Doorway accessing the downstairs w.c.

Lounge area: Emulsioned ceiling and walls, radiators and continuation of the vinyl flooring. PVCu double glazed patio doors leading out on to the rear garden.

DOWNSTAIRS W.C. (2' 10" x 4' 11") or (0.87m x 1.50m)

Emulsioned ceiling and walls, radiator and vinyl flooring. Suite comprises of low level w.c. and wall mounted wash hand basin.

1ST FLOOR ACCOMMODATION

Emulsioned ceiling and walls and fitted carpet. With loft access and three doors leading off to.

MASTER BEDROOM (10' 1" x 7' 10") or (3.07m x 2.39m)

Overlooking the rear of the property via a PVCu double glazed window. Emulsioned ceiling and walls, radiator and fitted carpet. Benefits from built in wardrobes. (Measurements up to wardrobes)

BEDROOM 2 (7' 9" x 12' 3") or (2.36m x 3.73m)

Overlooking the front of the property via two PVCu double glazed windows. Finished with emulsioned ceiling and walls, radiator and fitted carpet.



FAMILY BATHROOM (5' 7" x 6' 0") or (1.70m x 1.83m)

Emulsioned ceiling, part tiled/emulsioned walls, radiator and vinyl flooring. PVCu double glazed window with obscure glass to the side of the property. Suite comprises of panelled bath with shower overhead, low level w.c. and sink/pedestal.

OUTSIDE


Enclosed rear garden bordered with panel fencing. Garden laid mainly to lawn with pathway leading to rear gate giving access to two parking bays.

DIRECTIONS

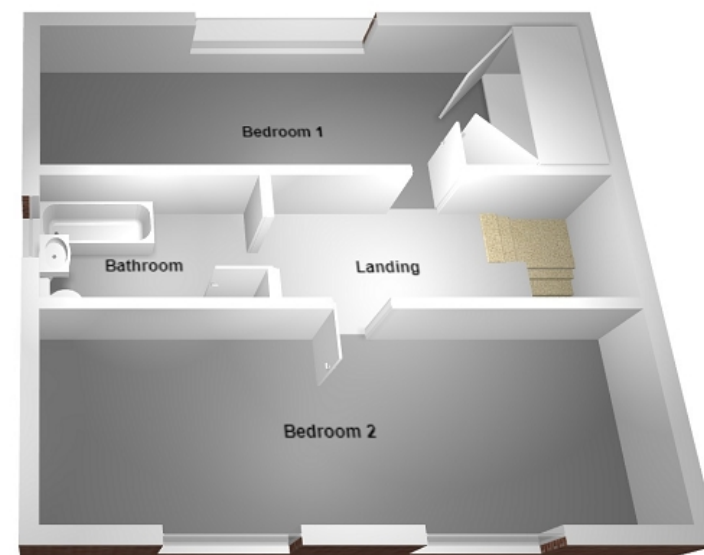
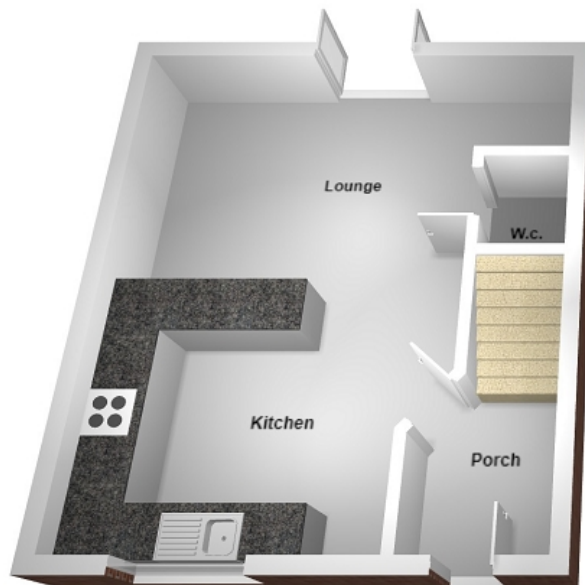
Travelling on the dual carriageway from Bridgend towards the M4 at the second roundabout take the exit signposted Parc Derwen onto Heol Stradling. Take the first turn on the left onto Fford y Celyn where the property can be found a little way up on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	82	
(69-80) C		
(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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