



Heol Cambell, Coity, Bridgend. CF35 6GP

Offers In Excess Of
£189,950



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6GP

Three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, downstairs WC, three bedrooms with EN-SUITE to master bedroom, family bathroom, LARGE REAR GARDEN and OFF ROAD PARKING. Viewing highly recommended. IDEAL FIRST TIME PURCHASE.

Offers In Excess Of £189,950 - Freehold

- Three bedroom semi detached house
- Kitchen/diner with French doors to rear garden
- Downstairs cloakroom/WC
- En-suite to master bedroom
- Large rear garden/EPC-B
- Off road parking for up to two vehicles



DESCRIPTION

Introducing this three bedroom semi detached house comprising entrance hall, lounge, downstairs WC, kitchen/diner with French doors leading out to large rear garden, three bedrooms with en-suite to master bedroom, family bathroom and off road parking for two vehicles.

The property 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.

ENTRANCE

Via PVCu composite door into the entrance hallway finished with emulsioned ceiling and walls, luxury vinyl flooring, radiator and staircase with fitted carpet leading to the first floor.

LOUNGE (12' 2" x 13' 11") or (3.70m x 4.25m)

Emulsioned ceiling, part emulsioned/part papered walls, luxury vinyl flooring, PVCu double glazed window to the front of the property, radiator. Door leading into inner hallway.

INNER HALLWAY

Access to the downstairs WC and opening into the kitchen. Built in under stairs storage space.

DOWNSTAIRS W.C. (4' 3" x 6' 0") or (1.30m x 1.84m)

Emulsioned ceiling and walls, luxury vinyl flooring and radiator. Two piece suite comprising low level WC and pedestal wash hand basin.

KITCHEN/DINER (15' 06" x 9' 05") or (4.72m x 2.87m)

Emulsioned ceiling and walls, luxury vinyl flooring, radiator, PVCu double glazed window and French doors leading out on to the garden. A range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Plumbing for automatic washing machine, space for dishwasher and freestanding fridge/freezer. Wall mounted gas combination boiler. Integrated electric oven with gas hob and overhead extractor hood. Space for table and chairs.

FIRST FLOOR LANDING

Via staircase with fitted carpet. Emulsioned ceiling, access into attic, emulsioned walls, radiator and fitted carpet. Four doors leading off.

BEDROOM 1 (9' 5" x 9' 10") or (2.88m x 3.0m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of the property, radiator and built in wardrobes. Door leading into the ensuite.

EN-SUITE (5' 9" x 5' 5") or (1.75m x 1.66m)

Emulsioned ceiling, part emulsioned/part tiled walls, vinyl flooring, PVCu frosted double glazed window to the front of the property and radiator. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle.



BEDROOM 2 (8' 8" max x 10' 10" max) or (2.65m max x 3.30m max)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of the property, built in wardrobes and radiator.

BEDROOM 3 (6' 7" x 11' 7") or (2.01m x 3.52m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

FAMILY BATHROOM (6' 8" max x 5' 7" max) or (2.04m max x 1.70m max)

Emulsioned ceiling, part emulsioned/part tiled walls, radiator and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

Enclosed rear garden laid to lawn with patio area accessed from the French doors, footpath leading to a further patio area to the rear of the garden. Access to the front of the property.

To the front of the property there is off road parking for up to two vehicles.

DIRECTIONS


From Bridgend town take the dual carriageway to Coity roundabout, take 4th exit onto Heol West Plas. Turn right onto Trem Y Castell, turn right onto Heol Cambell, follow the road around and the property is on the left.

NOTE

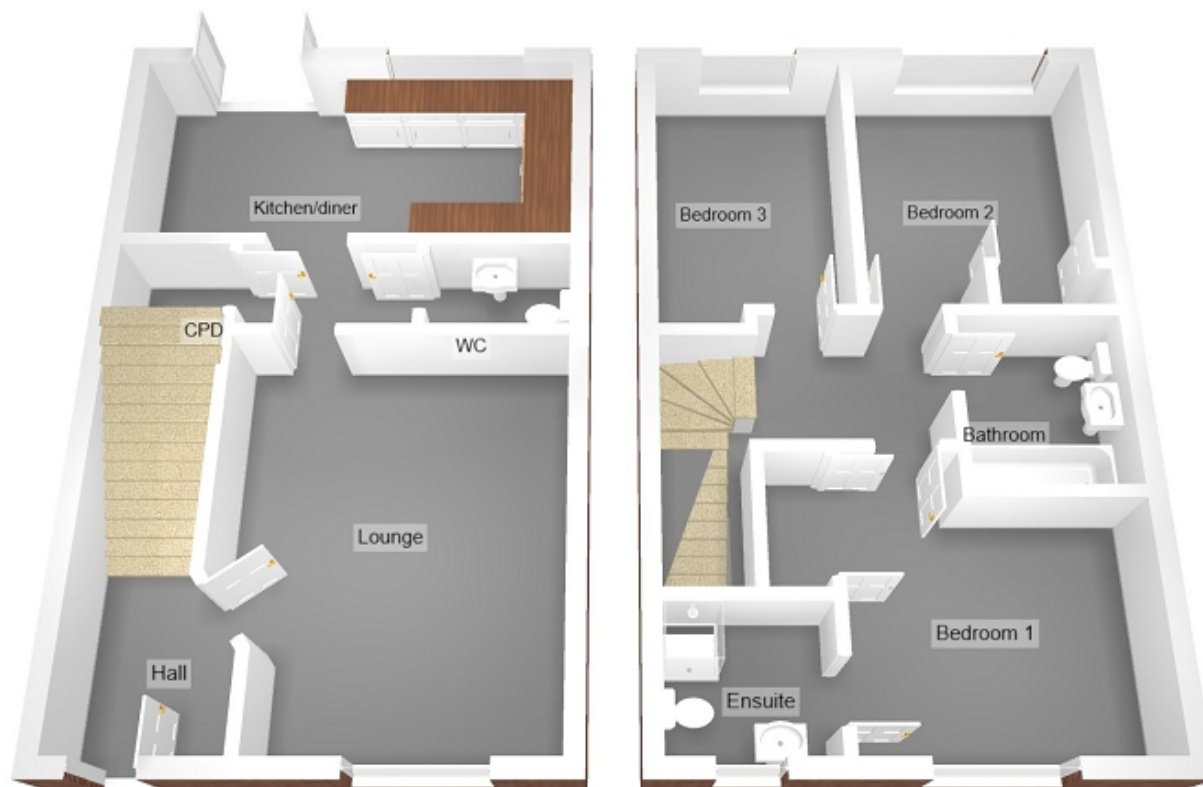
We have been advised the property is freehold, however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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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