



Llys Y Ddraenen Wen, Coity, Bridgend. CF35
6HP

Offers In Excess Of
£225,000



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We are pleased to offer this MODERN and CONTEMPORARY four bedroom end of terraced TOWNHOUSE, situated on the POPULAR DEVELOPMENT of Parc Derwen. The property has been WELL MAINTAINED by the current owner and EARLY VIEWING comes highly recommended to fully appreciate.

Offers In Excess Of £225,000 - Freehold

- Four bedroom end of terraced townhouse
- Offering open plan living space to ground floor
- Downstairs cloakroom/WC, EPC - B
- Master bedroom with en suite
- Generous sized south facing garden to rear
- Single detached garage & driveway



DESCRIPTION

A modern four bedroom end of terraced town house, situated within the popular development of Parc Derwen. The property has been redesigned by the current vendor offering open plan living to the ground floor giving a modern and contemporary feel. The property benefits from a downstairs cloakroom/WC, three bedrooms and family bathroom to the first floor and master bedroom with luxury en suite to the second floor, generous sized rear garden, ample off road parking and single detached garage. Viewing comes highly recommended to fully appreciate.

ENTRANCE

Access via composite front door into entrance hallway.

ENTRANCE HALLWAY

Skimmed and coved ceiling, radiator, staircase leading to first floor with under stairs storage and luxury vinyl click flooring.

CLOAKROOM/W.C

Skimmed ceiling, half emulsioned/half tiled walls and tiled flooring. Two piece suite in white comprising low level WC and wall mounted wash hand basin set within vanity unit. Modern heated towel rail. PVCu frosted double glazed window to front.

OPEN PLAN KITCHEN / LOUNGE (26' 1" x 16' 1") or (7.94m x 4.91m)

(Width narrowing to 2.84m)

The open plan lounge/kitchen is a generous size room for any style furniture and offers ample windows and French doors onto enclosed rear garden and is finished with skimmed ceiling, inset ceiling lights, emulsioned walls with tiling to splash back areas and luxury vinyl click flooring. A range of base and wall units in white high gloss with chrome handles and complementary work surface with matching up stands. Four ring gas hob, electric oven and concealed extractor. Wall mounted microwave. One and a half bowl stainless steel single drainer sink unit with mixer tap. One cupboard housing gas combination boiler. Space for fridge/freezer and ample space for further appliances. Modern radiators.

FIRST FLOOR LANDING

Skimmed ceiling, emulsioned walls, cupboard with shelving plus additional cupboard. Fitted carpet.

FAMILY BATHROOM (6' 8" x 5' 7") or (2.02m x 1.69m)

Skimmed ceiling, fully tiled walls and luxury vinyl click flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead mains fed shower with Rainforest shower head and hand held attachment. Chrome heated towel rail. PVCu frosted double glazed window to front.

BEDROOM 2 (13' 1" x 9' 3") or (4.0m x 2.82m)

Overlooking the rear via a PVCu double glazed window and finished with skimmed ceiling, emulsioned walls and fitted carpet.

BEDROOM 3 (12' 9" x 9' 3") or (3.88m x 2.82m)

Overlooking the front via a PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, recessed walls ideal for furniture and fitted carpet.



BEDROOM 4 (7' 8" x 6' 7") or (2.33m x 2.0m)

Overlooking the rear via a PVCu double glazed window and finished with skimmed ceiling, emulsioned walls and fitted carpet.

SECOND FLOOR LANDING

Skimmed ceiling, emulsioned walls and fitted carpet.

MASTER BEDROOM (22' 0" x 12' 10") or (6.70m x 3.90m)

Skimmed ceiling, emulsioned walls, loft access and fitted carpet. Cupboards into the eaves. PVCu double glazed windows to side, front and Velux window to rear. Door giving access into ensuite.

EN SUITE (8' 8" x 8' 2") or (2.65m x 2.48m)

Skimmed ceiling, emulsioned walls and luxury vinyl click flooring. Three piece suite in white comprising low level WC, hand basin set within high gloss vanity unit with chrome mixer tap and fully tiled shower cubicle with mains fed shower. Chrome heated towel rail. PVCu frosted double glazed window to rear.

OUTSIDE

The frontage is enclosed and bounded by wrought iron fencing and is laid to Astroturf with footpath leading to front door. Driveway offering ample off road parking leading to single garage via electric doors with ample power points, lighting and eaves space is boarded for storage. Side access via gate.

The south facing rear garden is enclosed and bounded by wood panel fencing and is laid to Astroturf with stone gravel borders. Large patio area offering ideal space for garden furniture. External power points and tap.


DIRECTIONS

On entering Parc Derwen from Bridgend, travel along Heol Stradling taking the first left onto Clos Y Coed Castan, take a right onto Bryn Eirlys and left onto Llys Y Ddraenen Wen where the property can be found.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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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