



Maes Yr Eithin, Coity, Bridgend County.  
CF35 6BJ

Offers In Excess Of  
£350,000





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FOUR bedroom DETACHED house comprising TWO RECEPTION ROOMS, kitchen/diner, LARGE CONSERVATORY, utility room, downstairs WC, four DOUBLE bedrooms with ENSUITE to master bedroom, family bathroom, private rear garden, OFF ROAD PARKING and GARAGE. Must be viewed!

Offers In Excess Of £350,000 -  
Freehold

- Beautifully presented four bedroom detached house
- Two reception rooms
- Large conservatory to rear
- Kitchen - Diner/Utility/ Downstairs cloakroom
- Ensuite to master bedroom, Council tax - F
- Off road parking/ Garage/ EPC - C



## DESCRIPTION

Beautifully presented four bedroom DETACHED house comprising TWO RECEPTION ROOMS, kitchen/diner, LARGE CONSERVATORY, utility room, downstairs WC, four DOUBLE bedrooms with ENSUITE to master bedroom, family bathroom, private rear garden, OFF ROAD PARKING and GARAGE. Must be viewed!

## DESCRIPTION

A beautifully presented Charles Church Whitmore design four bed detached house. The property comprises two reception rooms, kitchen/diner, large conservatory, downstairs cloakroom, utility room, four double bedrooms with ensuite to master, family bathroom, private enclosed rear garden, off road parking and garage. The property benefits from quality flooring throughout from Mandalin stone and Porcelanosa.

Originally built by Charles Church and improved by the current owners this home is situated on the perimeter of this sought after development with peaceful woodlands to the rear which can be reached within a 1 minute walk. To the right of the property is a large green area which takes you to the woodlands with Coety Primary School and play park close by. The property benefits from excellent access to the M4 motorway at J36 as well as easy access to McArthur Glen Designer Outlet and Bridgend town centre where there is a mainline train station and plenty of retail and food outlets. The finishes throughout this beautiful home must be viewed.

## ENTRANCE

Via part glazed door into large entrance hall finished with skimmed ceiling, two centre lights, smoke detector, emulsioned walls, radiator and interlinking Project 1 flooring. Storage cupboard.

## RECEPTION 1 (21' 5" x 11' 1") or (6.53m x 3.39m)

Skimmed ceiling, two centre lights, emulsioned walls, two radiators, PVCu double glazed window to front aspect and fitted carpet. PVCu French doors opening into large conservatory.

## CONSERVATORY (20' 8" x 11' 11") or (6.29m x 3.62m)

Large conservatory with Orangery style roof and self cleaning glass, PVCu double glazed units to three sides set on dwarf wall, French doors open out onto rear garden, emulsioned walls, radiator, power points, centre light and Mandarin Stone marble flooring. Doors opening from the lounge and kitchen into the conservatory.

## RECEPTION 2 (11' 3" x 10' 11") or (3.43m x 3.33m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and a continuation of the interlocking Project 1 flooring.

## DOWNSTAIRS CLOAKROOM (5' 10" x 3' 6") or (1.79m x 1.06m)

Skimmed ceiling, centre light, emulsioned walls, PVCu frosted double glazed window, radiator. Two piece suite comprising low level WC and pedestal wash hand basin with mixer tap and tiling to splash back.





## **KITCHEN/DINER (15' 9" x 14' 6") or (4.79m x 4.41m)**

Skimmed ceiling, two LED centre lights (with remote control to change colour of lights to include warm white to bright white) , emulsioned walls, radiator, a range of wall and base units in high gloss white with complementary sile stone work surfaces and Mandarin slate tiled flooring. Integrated appliances include electric oven, five ring gas hob and dishwasher. Space for freestanding fridge/freezer. PVCu double glazed window to side aspect and French doors opening onto conservatory.

## **UTILITY**

Skimmed ceiling, centre light, extractor fan, emulsioned walls, part frosted glazed door giving access to rear garden, Mandarin stone flooring. A range of wall and base units matching the kitchen with complementary work top and single drainer sink with mixer tap. Space for freestanding washing machine and space for tumble dryer.

## **STAIRCASE**

Via stairs with fitted carpet and open balustrade. Skimmed ceiling, centre light, access into partially boarded attic space with loft ladder, radiator and fitted carpet. Storage cupboard housing pressurised water system.

## **MASTER BEDROOM (13' 11" x 10' 10") or (4.23m x 3.31m)**

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

## **EN-SUITE (6' 4" x 4' 2") or (1.94m x 1.26m)**

Re modernised four years ago with fixtures from Bathstore. Skimmed ceiling, modern down lights, extractor fan, emulsioned walls, shaver point, PVCu frosted double glazed window to front aspect, wall mounted heated towel rail and sparkling black ceramic high shine tiled floor. Three piece suite comprising WC and wash hand basin set within vanity unit with storage below and separate shower enclosure with Respatex lining to the walls, mains fed shower with shower attachment and bi-fold glass door. Storage cupboard and light fitting above sink to remain.

## **BEDROOM 2 (11' 7" x 11' 2") or (3.53m x 3.41m)**

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

## **BEDROOM 4 (10' 11" x 9' 7") or (3.32m x 2.91m)**

Currently being used as a study. Skimmed ceiling, centre light, PVCu double glazed window to rear, radiator and fitted carpet.

## **BEDROOM 3 (9' 6" x 11' 2") or (2.89m x 3.41m)**

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

## **FAMILY BATHROOM (7' 0" x 6' 4") or (2.13m x 1.92m)**

Skimmed ceiling, modern down lights, extractor fan, part tiled/part emulsioned walls, PVCu frosted double glazed window to rear aspect, radiator, shaver point and high shine mosaic flooring from Porcelanosa. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and mains fed shower over with glass shower screen.



## OUTSIDE

The private rear garden is bounded by wood panel fencing and is private to the rear with mature trees behind the boundary fence. The garden is laid to lawn with side access via garden gate to the driveway with parking for two cars. The single garage is accessed via up and over door and benefits from power and light with automatic security lighting for the driveway.

To the front the property is open plan with borders of lawn either side of the footpath which leads to the front door.


## DIRECTIONS

From Bridgend town take the dual carriageway to the Parc Derwen roundabout, take third exit onto Heol Stradling, turn left onto Ffordd Y Celyn, follow the road round which leads to Ffordd Y Draen, turn left onto Maes Yr Eithin and the property can be found on the left hand side.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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