



Ffordd Y Grug, Coity, Bridgend . CF35 6BQ

£240,000



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A well presented three bedroom detached property located on Parc Derwen, Coity, comprising entrance hall, lounge, kitchen / diner, w.c. master bedroom with EN SUITE, two further bedrooms, family bathroom, enclosed rear garden, DETACHED SINGLE GARAGE and DRIVEWAY.

£240,000 - Freehold

- Three bedroom detached home
- Located on the sought after Parc Derwen site
- Modern fitted kitchen with integrated appliances
- En suite and fitted wardrobes to bedroom one
- Enclosed and private garden / detached garage
- Off road parking - EPC-B



DESCRIPTION

Introducing this well presented Persimmon built three bedroom detached house which occupies a corner plot, close to the new Coity Primary School. The property benefits from fitted wardrobes to bedroom one, good quality flooring to the living space and entrance hall and a private enclosed garden.

Parc Derwen offers excellent access to J36 of the M4 and is within walking distance of Coity Village where there are further local amenities including the Six Bells Pub, post office and conservation area.

ENTRANCE

Via part frosted glazed front door into the entrance hallway. This generous hallway has neutral decor, a good quality dark wood effect laminate flooring and a door way through into the lounge, kitchen/diner and under stairs storage. Stairs to first floor.

DOWNSTAIRS W.C.

Frosted glazed window to rear and a two piece suite comprising WC and a wash hand basin, radiator, vinyl flooring.

KITCHEN/DINER (8' 2" x 18' 6") or (2.50m x 5.65m)

The kitchen is overlooking the front of the property and comprises a range of low level and wall mounted kitchen units in white with a complementary work top and splash back plinth. There is an inset one and a half basin sink with a swan neck tap and drainer. Integrated appliances to include: dishwasher, electric oven, four ring gas hob with stainless steel back plate and extractor hood. Space for fridge/freezer and plumbing for automatic washing machine. Dual aspect PVCu double glazed windows to front and side, radiator and vinyl flooring.

LOUNGE (9' 10" x 18' 6") or (3.0m x 5.65m)

Skimmed emulsioned ceiling, two centre lights, emulsioned walls, PVCU double glazed window to front aspect and French doors lead out to the garden, radiator, dark wood effect laminate flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access into attic with pull down ladder and the loft has been boarded for storage. Fitted storage cupboard.

BEDROOM 1 (16' 1" x 9' 10") or (4.90m x 3.0m)

A beautifully presented master bedroom which comfortably takes the Superking bed. Skimmed emulsioned ceiling, emulsioned walls, radiator, PVCu double glazed window overlooks the garden. Fitted carpet. Door way into ensuite shower room.

EN SUITE

Skimmed emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window with frosted glass to front aspect. Three piece suite in white comprising low level WC, pedestal wash hand basin with tiling to splash back area, separate shower enclosure with respetex panelling, mains fed shower and shower curtain. Radiator and vinyl flooring.


BEDROOM 2 (8' 6" x 9' 6") or (2.60m x 2.90m)

A double bedroom that comfortably takes the King size bed and overlooks the front of the property. Finished with skimmed emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window and fitted carpet.

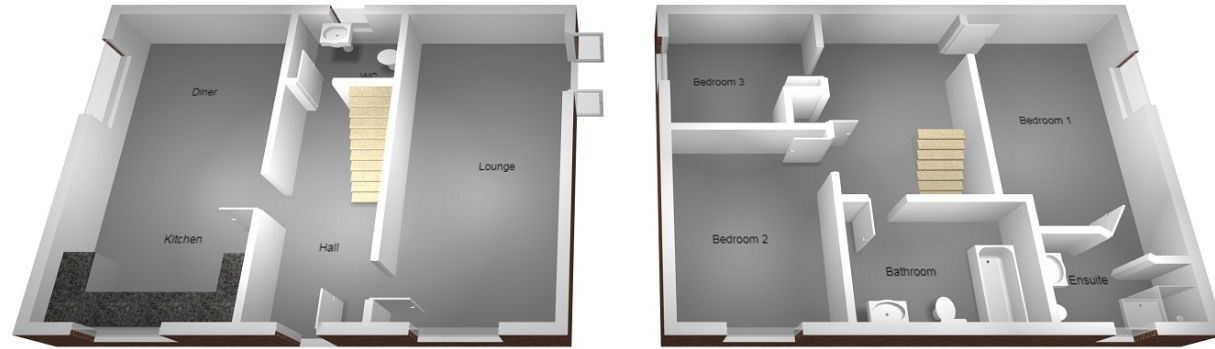


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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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