



Bryn Eirlys, Coity, Bridgend. CF35 6NU

Offers In Excess Of  
£230,000



PAYTON  
JEWELL  
CAINES

## Bryn Eirlys, Coity, Bridgend. CF35 6NU

Introducing this THREE bedroom end of terrace town house located on the popular Parc Derwen development. Comprising entrance hall, lounge, WC, kitchen/diner, three double bedrooms, en-suite, family bathroom, enclosed rear garden and driveway for off-road parking. Ideal FIRST TIME PURCHASE.

### Offers In Excess Of £230,000 - Freehold

- Three double bedroom end of terrace town house
- Master bedroom with en-suite
- Off-road parking for three vehicles
- Set on a corner plot
- Open plan kitchen/diner
- Well presented throughout
- EPC- B, Council tax band - D



## DESCRIPTION

We are pleased to offer this beautifully presented three double bedroom end of terrace town house, situated in the Parc Derwen development of Coity which is conveniently located with easy access to the M4 corridor, Bridgend town centre and Mearns Designer Outlet. Parc Derwen has its own popular primary school and is within walking distance of Coity village. This property benefits from downstairs WC, en-suite to master bedroom, sunny aspect rear garden and plenty of off-road parking. Internal viewing is highly recommended,

## ENTRANCE PORCH

Accessed via composite front door with frosted glass panel. Skimmed ceiling, emulsions walls, radiator, laminate flooring in a medium wood-effect and wall mounted electric box. Door leading to reception room.

## RECEPTION ROOM (14' 9" x 11' 9") or (4.49m x 3.58m)

Skimmed ceiling with centre light, emulsions walls, radiator, PVCu double glazed window to the front of the property with fitted Venetian blind and continuation of the laminate flooring. Under stairs storage cupboard. Door leading to rear hallway.

## REAR HALLWAY

Skimmed ceiling with centre light and smoke detector, emulsions walls and continuation of the laminate flooring. Stairs leading to the first floor. Doors into the downstairs WC and kitchen/diner.

## DOWNSTAIRS W.C. (4' 4" x 3' 8") or (1.33m x 1.13m)

Skimmed ceiling with centre light, emulsions walls with tiling to the splash back areas, extractor fan, radiator and vinyl floor in a patterned tile effect. Two piece suite in white comprising low level WC and wall mounted wash hand basin.

## KITCHEN/DINER (11' 9" x 8' 9" max) or (3.58m x 2.66m max)

Skimmed ceiling with centre light, emulsions walls with tiling to the splash back areas, radiator, continuation of the laminate flooring, PVCu double glazed window looking onto the rear garden and PVCu double glazed french doors leading to the rear patio.

The kitchen is fitted with a range of wall and base units in a white high gloss with complementary roll top work surfaces. Inset stainless steel sink with drainer and mixer tap. Integrated four ring gas hob with overhead extractor hood and integrated oven. Space for fridge/freezer and dining table with chairs. Plumbing for automatic washing machine. Cupboard housing the gas-fired combination boiler.

## FIRST FLOOR LANDING

Accessed via staircase with wooden balustrade and fitted carpet. Skimmed ceiling with centre light and smoke detector, emulsions walls, radiator, fitted carpet and further staircase leading to the second floor.

## BEDROOM 2 (11' 9" x 8' 10") or (3.58m x 2.68m)

Skimmed ceiling with centre light, emulsions walls, fitted carpet, two PVCu double glazed windows to the front of the property with fitted Venetian blinds and fitted wardrobes.

## BEDROOM 3 (11' 11" x 8' 11" max) or (3.63m x 2.72m max)

2.37m at its narrowest. Skimmed ceiling with centre light, emulsions walls, radiator, fitted carpet and PVCu double glazed window to the rear aspect with fitted Venetian blinds.



## FAMILY BATHROOM (7' 11" x 5' 7") or (2.42m x 1.71m)

Skimmed ceiling with centre light, emulsioned walls with ceramic tiling to the splash back areas, radiator, vinyl flooring in a patterned tile effect and PVCu frosted glass window to the side of the property. The bathroom is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath.

## SECOND FLOOR LANDING

Accessed via stairs with fitted carpet and wooden balustrade. At the top of the stairs there is a fitted storage cupboard and door leading into the master bedroom.

## MASTER BEDROOM (16' 4" max x 8' 6") or (4.99m max x 2.58m)

Skimmed ceiling with centre light and hatch providing access to loft, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the front aspect with fitted Venetian blinds. Fitted storage cupboard. Door leading into en-suite shower room.

## EN-SUITE SHOWER ROOM (11' 4" x 5' 2") or (3.46m x 1.57m)

Skimmed ceiling with centre light and extractor fan, velux window, emulsioned walls with tiling to the splash back areas, radiator and vinyl flooring. The en-suite is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin and walk-in shower cubicle with overhead mains fed shower.

## OUTSIDE

The front of the property is open plan with a small area laid to lawn and pathway leading to the front door. To the side of the property there is a driveway with parking for three cars.

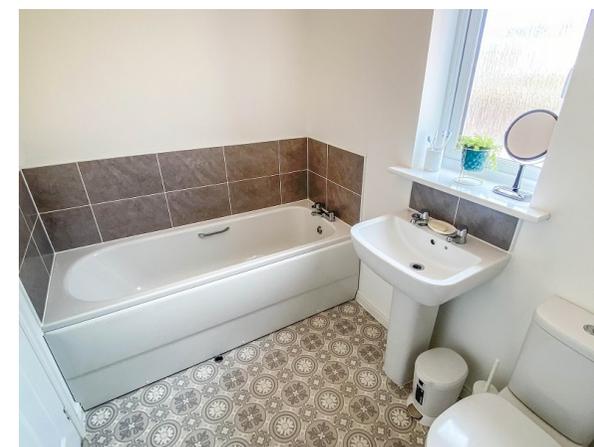
The property benefits from an enclosed rear garden bound by panel fencing with gated access leading to the driveway at the side of the property. The rear garden is laid to patio and lawn with areas of decorative chipping's and mature shrubs and planting. To the rear there is a block built storage shed which benefits from power.

## NOTE

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

## DIRECTIONS

Upon entering Parc Derwen on Heol Stradling from the roundabout take the first left onto Ffordd Y Celyn, followed by the next left onto Clos Y Coed Castan and the first right onto Bryn Eirlys.



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>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)