



Heol Millward, Coity, Bridgend. CF35 6GX

£184,950



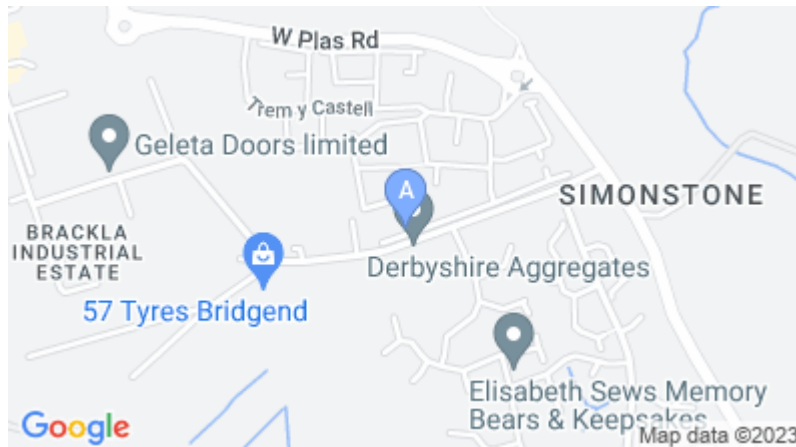


# Heol Millward, Coity, Bridgend. CF35 6GX

Immaculately presented two bedroom semi detached house comprising entrance hall, downstairs w.c. open plan lounge/kitchen/diner, bathroom, enclosed rear garden and OFF ROAD PARKING for two vehicles. Viewing highly recommended. Ideal first time purchase.

£184,950

- Well presented two bedroom semi detached house
- Open lounge/kitchen/diner
- Downstairs w.c.
- Enclosed rear garden
- Off road parking for two vehicles
- EPC - B / Council tax - C





## DESCRIPTION

We are pleased to introduce for sale this modern two bedroom semi detached house located on the popular Taylor Wimpey site in Coity. The property benefits from a downstairs w.c. open plan lounge, kitchen/diner, enclosed rear garden and off road parking for two vehicles. Viewing comes highly recommended to appreciate all this property has to offer.

## ENTRANCE

Via part glazed and frosted composite front door into the entrance hall.

## ENTRANCE HALL

Opening into the open plan lounge/kitchen/diner. Doorway into the downstairs w.c. and double doors leading into the storage cupboard housing the washing machine, tumble dryer, combination boiler and consumer box. Emulsioned ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting and vinyl flooring in tile effect.

## DOWNSTAIRS W.C. (4' 11" x 4' 0") or (1.50m x 1.23m)

Emulsioned ceiling with extractor fan, emulsioned walls with tiling to the splash back areas, skirting and a continuation of the vinyl flooring. Radiator and frosted PVCu double glazed window overlooking the front of the property. Two piece suite comprising pedestal sink with chrome mixer tap and low level w.c.

## OPEN PLAN KITCHEN/DINER/LIVING (17' 11" x 13' 1") or (5.46m x 4.0m)

The kitchen is finished with emulsioned ceiling with inset spot lights, smoke alarm, extractor fan, emulsioned walls, skirting and a continuation of the vinyl flooring. A range of base and wall units in white with chrome handles and complementary roll top work surfaces with up stands housing a one and half stainless steel sink with chrome mixer tap and built in electric oven with gas hob, stainless steel splash back and chrome extractor hood. Space for fridge/freezer.

The lounge area is finished with emulsioned ceiling with two pendant lights, emulsioned walls, skirting and fitted carpet. PVCu double glazed double French doors leading to the rear garden and radiator.

## LANDING

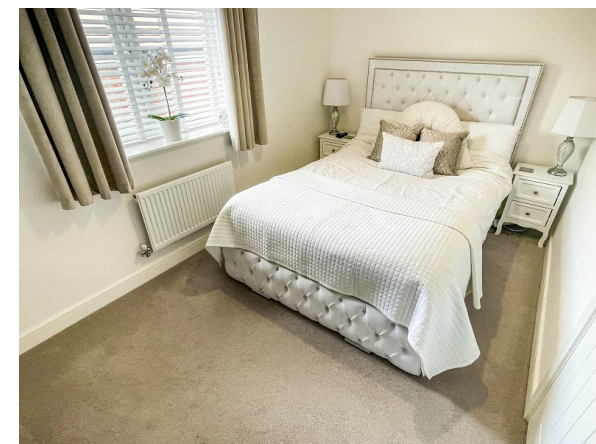
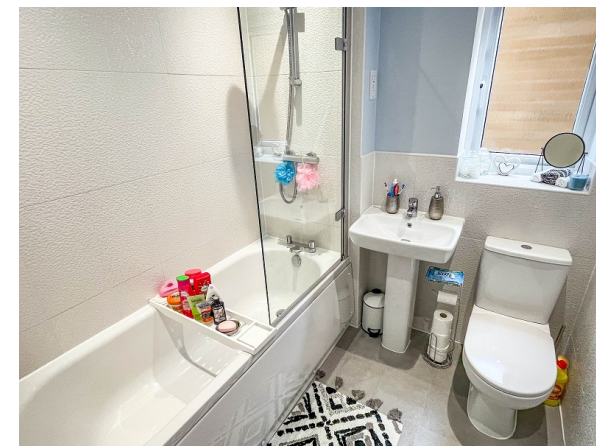
Via stairs with fitted carpet, handrail and wooden spindle balustrade. Emulsioned ceiling with centre pendant light, smoke alarm and loft access. Emulsioned walls, skirting, a continuation of the fitted carpet and radiator.

## BEDROOM 1 (13' 2" x 7' 11") or (4.01m x 2.41m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

## BEDROOM 2 (10' 10" x 7' 6") or (3.31m x 2.29m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, radiator and fitted carpet. Two PVCu double glazed windows overlooking the front of the property and double doors leading into built in storage over the stairs.



## BATHROOM (6' 3" x 6' 2") or (1.91m x 1.88m)

Emulsioned ceiling with extractor fan, inset chrome spot lights, part tiled / part emulsioned walls, vinyl flooring in tile effect, radiator and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. pedestal sink with chrome mixer tap and bath with chrome overhead shower and glass screen.


## OUTSIDE

Driveway parking to the front of the property with parking for two vehicles, paved walkway to the front door and side gate leading to the rear garden.

Enclosed rear garden laid to lawn with a paved area and side access to the front of the property.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(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		
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.



[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)