



Clos Y Fferm, Coity, Bridgend County. CF35
6DX

Offers In Excess Of
£359,900



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Beautifully presented four double bedroom detached family home comprising entrance hall, TWO RECEPTION ROOMS, downstairs w.c. kitchen, EN SUITE to master bedroom, family bathroom, good size rear garden and GARAGE. Viewing recommended.

Offers In Excess Of £359,900

- Good size four bedroom detached family home
- Quiet cul-de-sac location
- Two reception rooms / downstairs w.c.
- En suite to the master bedroom
- Single garage
- EPC - C / Council tax - E



DESCRIPTION

Introducing this well presented four bedroom detached family home situated on the popular residential development of Parc Derwen in Coity. The property benefits from two reception rooms, kitchen, downstairs w.c. en suite to the master bedroom, rear garden and garage.

ENTRANCE HALL

Karndeian flooring, radiator, carpeted stairs leading to the first floor with under stairs storage area and opening into the lounge.

LOUNGE (11' 2" x 19' 0") or (3.40m x 5.80m)

Karndeian flooring, two PVCu double glazed windows overlooking the front of the property and PVCu patio doors leading to the rear. Electric fire with surround and two radiators.

RECEPTION 2 (10' 10" x 9' 2") or (3.30m x 2.80m)

Karndeian flooring, PVCu double glazed window to the front and radiator.

KITCHEN (15' 9" x 10' 10") or (4.80m x 3.30m)

Karndeian flooring, PVCu double glazed window to the rear and PVCu door to the side of the property and radiator. A range of wall and base units with laminated work tops housing a quartz one and half sink with drainer and mixer tap. Tiling to the splash back areas, integrated electric oven and hob with extractor fan. Space for under counter dishwasher and washing machine and space for fridge/freezer. Cupboard housing the gas boiler. Air-conditioning system installed.

DOWNSTAIRS W.C. (3' 3" x 5' 7") or (1.00m x 1.70m)

Karndeian flooring, PVCu double glazed window to the front and radiator. Two piece suite comprising w.c. and wash hand basin.

LANDING

Karndeian flooring, PVCu double glazed window, radiator, attic hatch to loft and airing cupboard housing the hot water tank.

BEDROOM 1 (15' 1" x 11' 2") or (4.60m x 3.40m)

Karndeian flooring, PVCu double glazed windows to the rear and side of the property, air conditioning, radiator, fitted wardrobe and door leading to the en-suite.

EN-SUITE

Tiled flooring, PVCu double glazed window to the side of the property, radiator, sink with under counter storage, double-wide walk in shower with tiled surround.

BEDROOM 2 (11' 6" x 9' 10") or (3.50m x 3.0m)

Karndeian flooring, PVCu double glazed window to the rear and radiator.

BEDROOM 3 (11' 6" x 8' 10") or (3.50m x 2.70m)

Karndeian flooring, two PVCu double glazed windows to the front of the property and radiator.



BEDROOM 4 (11' 2" x 8' 6") or (3.40m x 2.60m)

Karndean flooring, PVCu double glazed window to the front of the property and radiator.

BATHROOM (6' 7" x 5' 7") or (2.00m x 1.70m)

Vinyl flooring, PVCu double glazed window to the front of the property and radiator. Three piece suite comprising w.c. wash hand basin and bath with tiled surround and glass screen.

OUTSIDE

Enclosed rear garden which has been landscaped to include a new patio area and steps leading down to the lawn. The patio areas is equipped with drainage system and outside water supply. Side access to the single garage with up and over door, power and light.

To the front of the property there is a driveway for off road parking. Electric car charger point included.


NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(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.



www.pjchomes.co.uk

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