



Heol Bevan, Coity, Bridgend. CF35 6JT

£295,000

PJC PAYTON
JEWELL
CAINES

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Four bedroom DETACHED family home comprising entrance hall, DOWNSTAIRS WC, lounge, large kitchen/diner, UTILITY, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Viewing highly recommended.

£295,000 - Freehold

- Substantial four bedroom detached house
- Downstairs WC/ Utility room
- Large kitchen/diner
- Ensuite to master bedroom
- Enclosed rear garden
- Off road parking/ Garage/EPC - B



DESCRIPTION

Substantial sized four bedroom detached house located on the recently developed Taylor Wimpey estate of Coity. The property is close to Brackla and Coity catchments for Schools, close to McArthur Glen designer outlet with restaurants, cinema and Sainsburys. Good road access to the M4 corridor and Bridgend is a short drive away with all amenities and facilities.

ENTRANCE

Via part panel/part frosted double glazed door into a welcoming entrance hall. Skimmed ceiling with inset ceiling lights, emulsioned walls, radiator, storage cupboard and luxury vinyl tiled flooring. Staircase to first floor with fitted carpet. Open plan to under stairs area.



DOWNSTAIRS CLOAKROOM

Skimmed ceiling with inset ceiling lights, extractor fan, part emulsioned/part tiled walls, luxury vinyl tiled flooring and radiator. Two piece suite in white comprising low level WC and pedestal wash hand basin.

LOUNGE (16' 4" x 11' 10") or (4.97m x 3.61m)

Skimmed ceiling, emulsioned walls, luxury vinyl tiled flooring, two radiators and PVCu double glazed window set within bay with blinds to remain.



KITCHEN/DINING ROOM (18' 9" x 11' 0") or (5.71m x 3.35m)

Skimmed ceiling with inset ceiling lights to kitchen area and down centre light to the dining area, ample space for furniture, radiator, PVCu double glazed French doors and window from kitchen, luxury vinyl tiled flooring. A range of modern wall and base units with complementary wood effect work surfaces with matching up stands. Cupboard housing combination boiler. Four ring gas hob with extractor hood and splash back. Split level separate oven and grill. Integrated fridge/freezer and dishwasher. Door into utility area.

UTILITY

Skimmed ceiling with inset ceiling lights, emulsioned walls, luxury vinyl tiled flooring, radiator, base units with complementary work surfaces with matching up stands. Plumbing for automatic washing machine.



FIRST FLOOR LANDING

Via stairs. Skimmed ceiling with inset ceiling lights, access into attic, emulsioned walls, luxury fitted carpet and radiator. All doors leading off.

FAMILY BATHROOM (6' 7" x 6' 4") or (2.01m x 1.94m)

Skimmed ceiling with inset ceiling lights, extractor fan, chrome towel rail heater, fully tiled walls and floor tiles. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead electric shower and shower screen.

MASTER BEDROOM (13' 0" x 10' 8") or (3.95m x 3.26m)

Skimmed ceiling, centre light, emulsioned walls, built in three door wardrobe, luxury fitted carpet, radiator, PVCu double glazed window set within bay to front of property with blinds to remain. Door into ensuite.

EN SUITE

Skimmed ceiling with inset ceiling lights, extractor fan, chrome towel rail heater, shaver point, fully tiled walls and floor tiles. Three piece suite in white comprising low level WC, pedestal wash hand basin and double shower unit with mains fed shower and bi-folding doors.

BEDROOM 2 (11' 6" x 9' 3") or (3.51m x 2.82m)

Skimmed ceiling, centre light, emulsioned walls, luxury fitted carpet, radiator, built in double door wardrobe and PVCu double glazed window to rear of property.



BEDROOM 3 (8' 10" x 7' 10") or (2.70m x 2.39m)

Skimmed ceiling, emulsioned walls, luxury fitted carpet, radiator, built in double door wardrobe and PVCu double glazed window to rear of property.

BEDROOM 4 (7' 9" x 7' 4") or (2.36m x 2.23m)

Skimmed ceiling, centre light, emulsioned walls, radiator, luxury fitted carpet and PVCu double glazed window to front of property with blinds to remain.



OUTSIDE

The frontage is open plan with footpath leading to front door. Off road parking for approximately three vehicles.

The south facing rear garden is enclosed and bounded by wood panel fencing, large patio area ideal for garden furniture and ranch style fencing separating the lawned area.

GARAGE

Access via up and over door. Power installed.

DIRECTIONS

Travelling along Coity passing Parc Derwen on the left hand side, through the traffic lights, bear right at the next set of traffic lights, continue along taking the second exit off the roundabout onto the Taylor Wimpey development. Bear left onto Heol Bevan and the property can be found a little way along.

NOTE

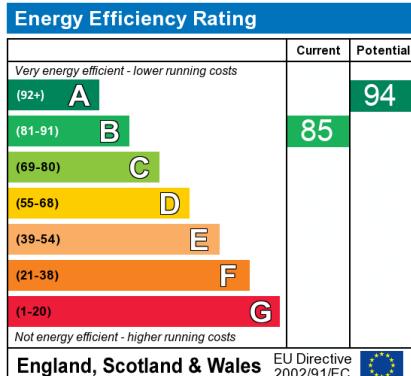
Service charge on the development is £100 yearly TBC by vendor.

We have been advised by the vendor that the property is freehold, however titles deeds have not been inspected.



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

Floorplan & EPC



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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