



Plot 1 Dol Y Coed Laleston, Bridgend,
Bridgend County. CF31 5EP

£695,000

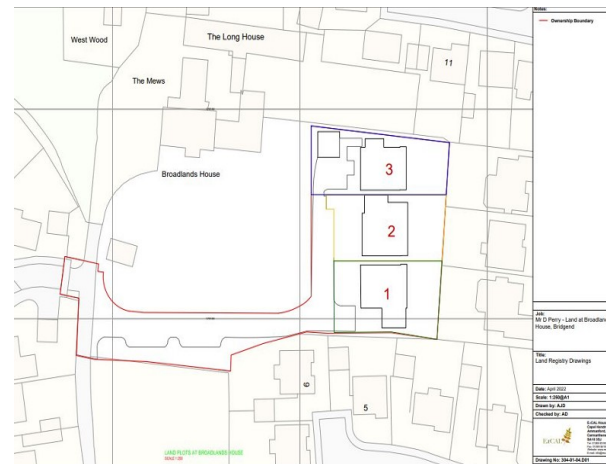


Plot 1 Dol Y Coed Laleston, Bridgend, Bridgend County. CF31 5EP

LAST PLOT NOW AVAILABLE. This superb executive property is now under construction with expected completion in late spring 2024. Dol Y Coed is a private development of only 3 properties offering a contemporary layout and quality finishes throughout. Photos used are illustrative only.

£695,000 - Freehold

- PLOT 1 NOW UNDER CONSTRUCTION
- 4 DOUBLE bedroom detached home
- Executive gated development in the heart of Broadlands
- LARGE SINGLE GARAGE PLUS BOOT ROOM
- Open plan kitchen / living / dining room
- Quality finishes throughout
- COMPLETION DUE LATE SPRING 2024



DESCRIPTION

Introducing Plot 1 on this private gated development located within the heart of Broadlands and now under construction with an anticipated completion date of late spring 2024. This property offers generous family accommodation with FOUR DOUBLE BEDROOMS, 2 en-suites, four piece family bathroom and boot room. The property offers sought after family space with an open plan kitchen / living / dining to the rear opening out onto the rear garden via bi-fold doors. To the side is a large single garage with electric door and electric car hook up. The kitchen and bathroom fitments can be chosen by the buyer if reserved early enough.

Key Features:

Open Floor Plans: The property features open and spacious floor plans, creating a sense of flow between the living, dining, and kitchen areas. This design fosters a more communal and interconnected living space.

Large Windows: Natural light is a key element in this modern design. These windows not only maximize natural light but also provide a connection between indoor and outdoor spaces.

Clean Lines and Minimalist Design: The modern design showcases clean lines and minimalist design. The emphasis is on simplicity, with neutral color palettes, sleek finishes, and clutter-free spaces contributing to a contemporary aesthetic.

Energy Efficiency: This includes features such as double-glazed windows, well-insulated walls and roofs, and energy-efficient heating systems to minimize environmental impact and reduce utility costs.

Outdoor Living Spaces: The property includes a well-designed covered outdoor space to enhance the overall living experience.


High-Quality Finishes: Including modern kitchen appliances, stylish bathroom fixtures, and attention to detail.

Photos shown are of previous plots and illustrative only.

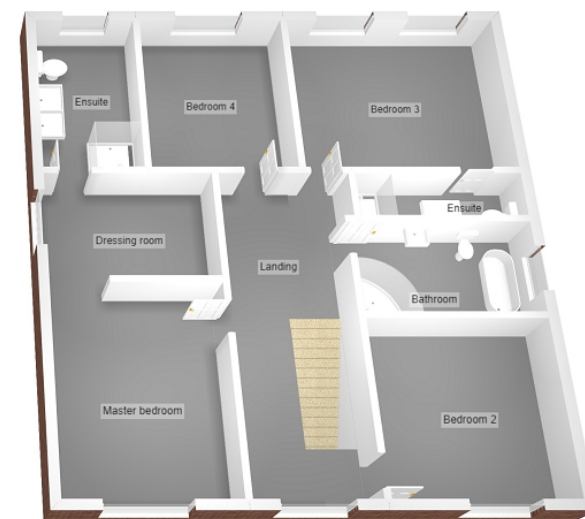
FREEHOLD.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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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