

Payton
Jewell
Caines



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Bryn Eirlys, Coity, Bridgend. CF35 6NU

£224,950

PJC PAYTON
JEWELL
CAINES

Bryn Eirlys, Coity, Bridgend. CF35 6NU

Modern three bedroom semi detached house comprising entrance hall, downstairs w.c. lounge, open plan kitchen/diner, bedroom one with EN SUITE, two further bedrooms, family bathroom, low maintenance enclosed rear garden and TWO DEDICATED CAR PARKING SPACES. MUST BE VIEWED! Ideal first time purchase.

£224,950

- Modern three bedroom semi detached house
- Originally constructed in 2017 by Persimmon Homes
- Enclosed low maintenance rear garden
- Two dedicated car parking spaces
- Gas fired combination boiler
- Ideal first time or investment purchase
- EPC - B / Council tax - D



DESCRIPTION

Introducing this modern and well presented three bedroom semi detached house which remains covered for NHBC for a further four years and benefits from a downstairs w.c. en suite to bedroom one, low maintenance enclosed rear garden, dedicated car parking spaces and gas fired combination boiler. The property is an ideal first time or investment purchase.

Parc Derwen has its own primary school, pharmacy and is conveniently located for access to all local amenities and transport links and is within walking distance to Coity Village. Viewing comes highly recommended to appreciate all this property has to offer.

ENTRANCE

Via part frosted front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, wood effect flooring and doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, skirting, radiator and wood effect vinyl flooring. Two piece suite in white comprising w.c. and corner wash hand basin with ceramic tiles to the splash back.

LOUNGE (14' 5" x 12' 2") or (4.40m x 3.70m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, central pendant light, skirting and wood effect flooring. Under stairs storage cupboard and doorway through to the kitchen/diner.

KITCHEN/DINER (15' 5" x 9' 6") or (4.70m x 2.90m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window. The open plan kitchen/diner benefits from emulsioned ceilings with two ceiling pendants, emulsioned walls, skirting and wood effect flooring. The kitchen is arranged with low level and wall mounted units in taupe with brushed chrome handles and complementary roll top work surface with splash back plinth. Inset sink with mixer tap and drainer, integrated electric oven with induction hob and overhead extractor hood with stainless steel splash back. Space for high level fridge/freezer, integrated washing machine and dishwasher and wall mounted Ideal Logic Combination C35 gas boiler. Ample space for dining table and chairs.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard with hanging rail and shelving.

BEDROOM 1 (12' 2" x 9' 6") or (3.70m x 2.90m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, central light pendant, skirting and fitted carpet. Fitted storage cupboard housing hanging rails. Doorway through to the en suite.



EN-SUITE

Emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting, radiator, wood effect vinyl flooring and PVCu frosted glazed window to the front. Three piece suite in white comprising w.c. wash hand basin and corner shower cubicle with sliding glazed doors housing a plumbed shower with ceramic tiles to the splash back areas.

FAMILY BATHROOM

Emulsioned ceiling and walls, skirting, wood effect vinyl flooring, radiator and PVCu frosted glazed window to the side. Three piece suite in white comprising w.c. wash hand basin and bath with ceramic tiles to all splash back areas.

BEDROOM 2 (7' 9" x 9' 2") or (2.35m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, central light pendant, feature wood panelling, skirting and fitted carpet.

BEDROOM 3 (7' 7" x 5' 11") or (2.30m x 1.80m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, central light pendant, skirting and fitted carpet.

OUTSIDE


Enclosed rear garden laid to patio, artificial grass with an elevated further patio to the rear, furniture to remain, side gated access back to the front, outside tap and security light.

Open aspect front garden with two dedicated car parking spaces.

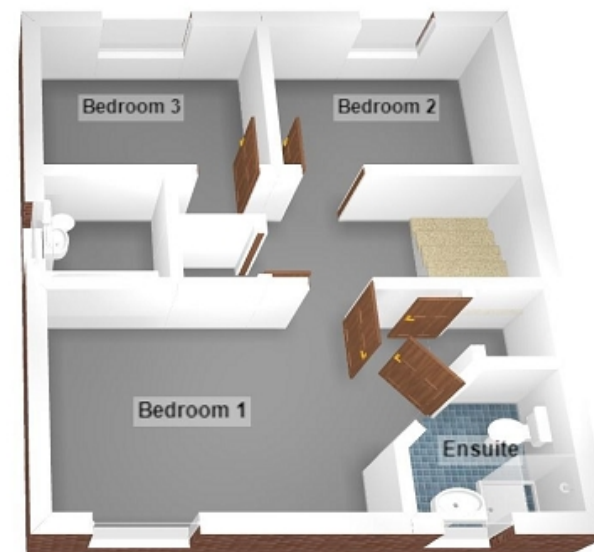


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 96 |
| (81-91) B | 84 | |
| (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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