

Payton  
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Caines



Llys Ceirios, Coity, Bridgend. CF35 6QB

£239,950

**PJC** PAYTON  
JEWELL  
CAINES

# Llys Ceirios, Coity, Bridgend. CF35

## 6QB

Modern three bedroom semi detached house comprising entrance hall, lounge, downstairs WC, open plan kitchen/diner, ENSUITE to bedroom one, two further bedrooms, family bathroom, enclosed SOUTH FACING REAR GARDEN, partially converted garage/ study and OFF ROAD PARKING. Lovely aspect to the front. MUST BE VIEWED!

£239,950

- Modern three bedroom semi detached house
- Enclosed South facing rear garden
- Open plan kitchen/diner
- Ensuite to bedroom one/ EPC - B , Council tax band -
- Lovely woodland aspect to the front
- Partially converted garage/ double off road parking





## DESCRIPTION

Introducing this modern three bedroom semi detached house occupying a lovely position overlooking woodland and benefiting from an enclosed low maintenance south facing rear garden, ensuite to bedroom one, partially converted single garage, open plan kitchen/diner and close to Coity Primary School. There is a new commercial parade under construction where a Co-Op supermarket, Lloyds Pharmacy and other outlets will be conveniently located.

Conveniently located near the M4 corridor at junction 36 for commuter access, McArthur Glen designer outlet and Princess of Wales hospital. Bridgend town centre is a five minute drive giving access to the bus and train station. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed front door into the entrance hall finished with emulsioned ceiling and walls, radiator, skirting and ceramic tiled floor. Door through to lounge.

## LOUNGE (15' 7" x 10' 8") or (4.75m x 3.25m)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Door through into partially converted garage/study.

## GARAGE/STUDY (7' 9" x 7' 3") or (2.35m x 2.20m)

Emulsioned ceiling and walls, built in fitted shelving, skirting and an LVT floor.

## REAR HALLWAY

Stairs leading to first floor.

## DOWNSTAIRS W.C.

Emulsioned ceiling, ceiling mounted extractor, emulsioned walls, skirting and ceramic tiled floor. Two piece suite in white comprising WC and wall mounted wash hand basin with ceramic tiles to the splash back.

## OPEN PLAN KITCHEN/DINER (18' 10" x 7' 10") or (5.75m x 2.40m)

To the kitchen area:

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls, Skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in high gloss white with chrome handles, complementary roll top work surface with matching up stand. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood with stainless steel splash back. Space for high level fridge/freezer. Under counter dishwasher and washing machine (available by separate negotiation). Wall mounted shelving.

To the dining area:

PVCu double glazed French doors with perfect fit Venetian blinds, emulsioned ceiling and wall, skirting and ceramic tiled floor. Under stairs storage. Ample space for dining table and chairs.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade, PVCu double glazed window on the half landing. Access to loft storage and fitted storage.



## FAMILY BATHROOM

Emulsioned ceiling with ceiling mounted extractor, emulsioned walls with ceramic tiles to all splash back areas, radiator and tile effect vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and hand shower attachment.

## BEDROOM 1 (19' 0" x 9' 0") or (5.80m x 2.75m)

Overlooking the front via PVCu double glazed windows and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted corner wardrobe unit available by separate negotiation.

## EN-SUITE

PVCu frosted glazed window, emulsioned ceiling and walls, radiator and vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and large walk in shower housing a plumbed shower with sliding glazed door and ceramic tiles to splash back.

## BEDROOM 2 (8' 10" x 11' 6") or (2.70m x 3.50m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Feature mural on one wall.

## BEDROOM 3 (7' 4" x 9' 10") or (2.23m x 3.00m)

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

## OUTSIDE

Enclosed South facing rear garden laid to patio with steps down to area of artificial grass with perimeter raised beds with chipped slate. Outside light. Outside tap. Side gated access back to the front of the property.

Driveway parking side by side for two vehicles. Storage with an up and over door.


## NOTE

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

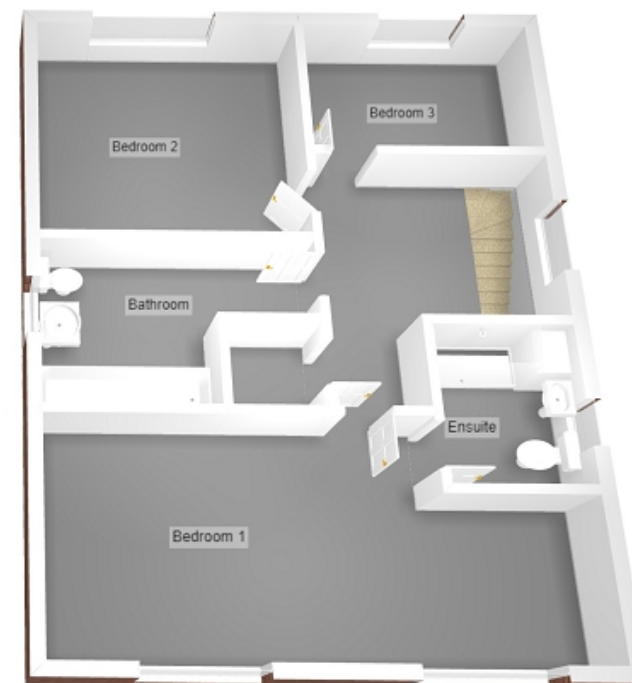
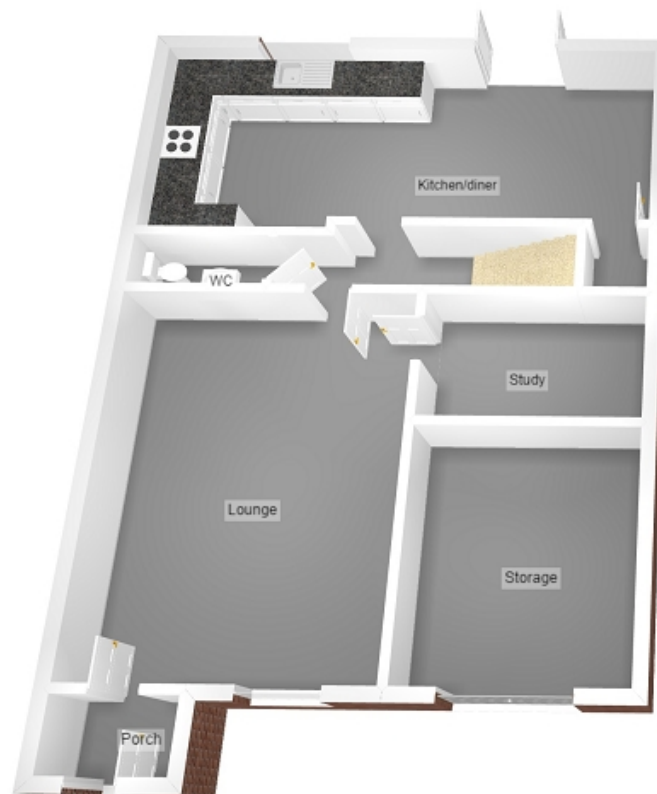


For more photos please see [www.pjhomes.co.uk](http://www.pjhomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
<b>England, Scotland &amp; Wales</b>	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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