

Payton
Jewell
Caines



Ffordd Y Rhosyn, Coity, Bridgend. CF35 6GJ

£290,000



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Modern three bedroom detached house comprising entrance hall, lounge, OPEN PLAN KITCHEN/DINER, utility, downstairs w.c. EN SUITE to bedroom one, two further bedrooms, family bathroom, enclosed South facing larger than average rear garden and SINGLE GARAGE with off road parking for three cars. Sought after location.

£290,000 - Freehold

- Modern three bedroom detached house
- Sought after location of Parc Derwen
- Open plan kitchen/diner
- Landscaped enclosed rear garden, Council tax -E
- Detached single garage with off road parking, EPC-B
- Beautifully presented throughout
- Situated on a shared driveway



DESCRIPTION

Situated in the heart of Parc Derwen, this property enjoys proximity to local amenities, schools, and green spaces, making it an ideal choice for those seeking a contemporary home in an established community. The property is situated off a private, shared driveway and benefits from a landscaped rear garden, modern decor throughout and a family friendly open plan kitchen / dining space. Viewing is highly recommended.

Key features;

- Coety Primary School, supermarket and pharmacy located within the development
- Easy access for the M4 at Junction 36
- Close to the Princess of Wales hospital

ENTRANCE

Via part frosted glazed door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Doorway through to the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (18' 10" x 9' 4") or (5.75m x 2.85m)

Benefiting from dual aspect natural light to the front and to the rear via PVCu double glazed windows both with fitted venetian blinds and finished with emulsioned ceiling, recessed LED spot lights and feature pendants to the kitchen area. Emulsioned walls with one feature papered wall, skirting and a continuation of the ceramic tiled flooring. Ample space for dining table and chairs. The kitchen is finished with a range of low level and wall mounted units in shaker style cream with brushed chrome handles and a complementary roll top work surface with matching up stand. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob, overhead extractor and glass splash back. Integrated fridge and freezer, dishwasher, additional breakfast bar and glazed display cabinets. Fitted storage cupboard, ceiling mounted extractor fan and doorway through to the utility.

UTILITY ROOM

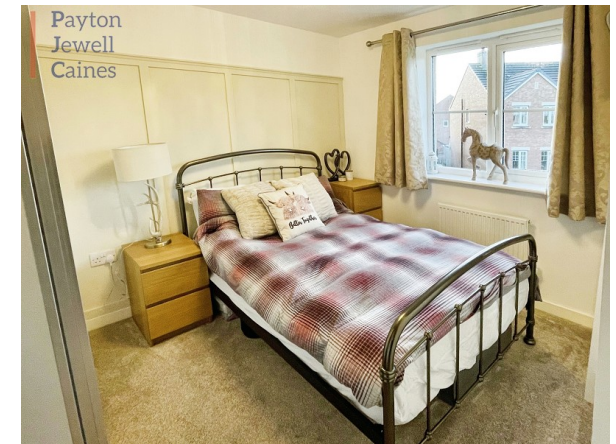
Part frosted glazed door leading out to the rear garden, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Matching shaker style kitchen units at low level and wall mounted with a roll top work surface and matching up stand. Integrated washing machine and wall mounted Ideal logic combination boiler. Doorway through to the w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling with extractor, emulsioned walls with half height ceramic tiles, radiator and ceramic tiled flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin.

LOUNGE (18' 6" x 10' 4") or (5.65m x 3.15m)

Dual aspect natural light via PVCu double glazed window with a fitted venetian blind to the front and PVCu double glazed French doors leading out to the rear garden. Finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Mock chimney breast finished with feature slate effect tiles and offering a recessed space for electric fire.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and PVCu double glazed window with a fitted venetian blind overlooking the rear of the property. Fitted storage cupboard.

BEDROOM 1 (19' 2" x 10' 6") or (5.85m x 3.20m)

Dual aspect natural light via PVCu double glazed windows to the front and to the rear with fitted venetian blind and finished with emulsions ceiling, emulsions walls with one feature panelled wall, skirting and fitted carpet.

EN SUITE

PVCu frosted glazed window to the front with a fitted venetian blind, emulsions ceiling with recessed LED spot lights, emulsions walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and large walk in shower with sliding glazed doors housing a plumbed shower with ceramic tiles to the splash back.

BEDROOM 3 (9' 4" x 7' 7") or (2.85m x 2.30m)

Overlooking the rear via PVCu double glazed window and finished with emulsions ceiling and walls with two feature murals, skirting and fitted carpet.

BEDROOM 2 (9' 4" x 10' 10") or (2.85m x 3.30m)

Overlooking the front via PVCu double glazed window and finished with emulsions ceiling and walls with one feature wood panelled wall, skirting and fitted carpet .

FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted venetian blind, emulsions ceiling with recessed LED spot lights, emulsions walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower, side glazed shower screen and radiator.

OUTSIDE


Enclosed South facing rear garden laid to circular patio with two areas of lawn, central pathway leading to a rear pergola and raised seating area. Side courtesy door leading into a detached single garage with driveway parking for three cars to the front of the property.

Generous open aspect garden to the front with level access into the property.

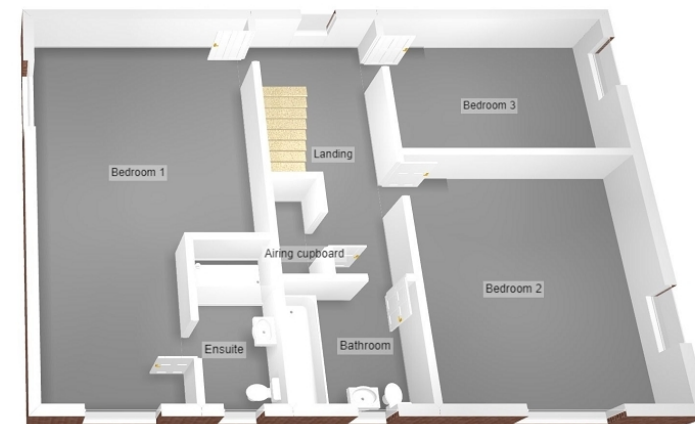
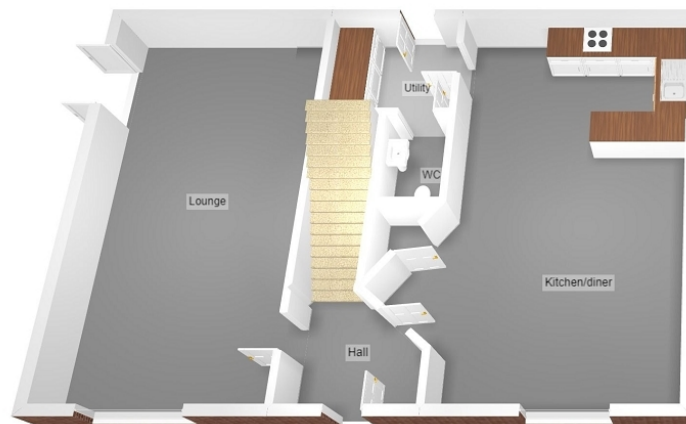


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 83 | |
| (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.



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