

Payton  
Jewell  
Caines



Heol Bevan, Coity, Bridgend. CF35 6JT

£220,000



# Heol Bevan, Coity, Bridgend. CF35 6JT

IMMACULATELY PRESENTED three bedroom semi detached house comprising entrance hall, downstairs w.c. lounge, kitchen/breakfast room, family bathroom, enclosed rear garden and off road parking. Viewing highly recommended.

£220,000 - Freehold

- Three bedroom semi detached house
- Beautifully presented throughout
- Downstairs w.c. and first floor bathroom
- Enclosed rear garden and off road parking
- Viewing highly recommended
- EPC - B / Council tax - D



## DESCRIPTION

Introducing this beautifully presented three bedroom semi 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.

### Key features

Good size rear garden

Ideal for transport links

Immaculately presented and maintained

Built in 2019 with 6 years NHBC remaining

Ideal first time purchase

## ENTRANCE

Via part frosted glazed front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with central light fitting to remain, emulsioned walls, skirting and wood effect LVT flooring. Doorway through to the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling and walls, skirting, radiator, a continuation of the LVT flooring and ceiling mounted extractor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

## KITCHEN/BREAKFAST ROOM (11' 1" x 7' 3") or (3.37m x 2.22m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, emulsioned walls, skirting and LVT flooring. A range of low level and wall mounted kitchen units in stone grey with brushed chrome handles and complementary roll top work surface. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with gas ring hob, overhead extractor hood and stainless steel splash back. Space for high level fridge/freezer, plumbing for automatic washing machine and a wall mounted Ideal Logic gas fired combination boiler. Space for breakfast table or breakfast bar.

## L-SHAPED LOUNGE (15' 3" x 14' 5" max) or (4.65m x 4.40m max)

Overlooking the rear via PVCu double glazed French doors with side glazed panels and finished with emulsioned ceiling and walls, skirting and LVT flooring. Under stairs storage cupboard, ample space for living and dining furniture.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Central light pendant to remain.

## BEDROOM 1 (13' 9" x 7' 10") or (4.20m x 2.40m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls with half height feature wood panelling, skirting and fitted carpet. Double fitted wardrobe.



## BEDROOM 2 (7' 10" x 11' 10") or (2.40m x 3.60m)

Overlooking the front via PVCu double glazed window with fitted venetian blind and finished with emulsioned ceiling and walls with one feature wood panelled wall, skirting and fitted carpet. Double fitted wardrobe.

## BEDROOM 3 (9' 2" x 6' 3") or (2.80m x 1.90m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and wood effect LVT flooring.

## FAMILY BATHROOM

PVCu frosted glazed window to the front with fitted venetian blind, emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tile and wood effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower with side glazed shower screen.

## OUTSIDE


Enclosed rear garden laid to patio and lawn with raised perimeter beds with sleepers filled with semi mature trees and shrubs. Rear seating area, storage shed to remain and side gated access back to the front.

Open aspect front garden with raised sleepers and mature box planting. Side driveway suitable for off road parking for two cars. Electric car charger.



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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(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		
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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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)