

Payton
Jewell
Caines



Bryn Eirlys, Coity, Bridgend. CF35 6NU

£295,000

PJC PAYTON
JEWELL
CAINES

Bryn Eirlys, Coity, Bridgend. CF35 6NU

Well presented three bedroom DETACHED house comprising entrance hall, downstairs WC, open plan kitchen/diner, UTILITY, three bedrooms with ENSUITE to master bedroom, bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

£295,000 - Freehold

- Modern three bedroom detached house
- Gas combination boiler/ downstairs WC
- Open plan kitchen/diner with utility
- Ensuite to master bedroom
- Off road parking/ Garage/ EPC - B/ Council tax band - D
- Enclosed rear garden



DESCRIPTION

Introducing this modern and well presented three bedroom detached house benefiting from downstairs WC, open plan kitchen/diner, lounge, utility area, three bedrooms to the first floor with ensuite to master bedroom, good sized enclosed rear garden, off road parking and garage.

Parc Derwen has its own Primary School, pharmacy and is conveniently located for access to all local amenities and transport links. Walking distance of Coity village. Viewing highly recommended to appreciate all this property has to offer.

ENTRANCE

via part glazed and frosted wooden door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting and vinyl flooring in wood effect. PVCu double glazed window overlooking the side of the property and radiator. Under stairs storage housing the electric consumer box and hanging rails.

LOUNGE (12' 11" max x 12' 2" max) or (3.94m max x 3.72m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property.

DOWNSTAIRS W.C. (5' 5" x 3' 0") or (1.64m x 0.92m)

Emulsioned ceiling with centre pendant light, extractor fan, emulsioned walls with tiling to the splash back areas, skirting and a continuation of the vinyl flooring. Wall mounted radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome tap.

OPEN PLAN KITCHEN/DINER (18' 1" max x 9' 4" max) or (5.51m max x 2.85m max)

Emulsioned ceiling with pendant light and spot lights, emulsioned walls, skirting and a continuation of the vinyl flooring. Radiator, PVCu double glazed window and PVCu double glazed French doors to the rear garden. A range of base and wall units in white gloss with complementary roll top work surfaces and matching up stand with glass splash back behind the hob. Integrated electric oven, four gas ring burner and overhead extractor fan. Inset stainless steel sink with chrome mixer tap, space for washing machine and space for freestanding fridge/freezer. Space for good sized dining table and chairs and door leading into the utility.

UTILITY (5' 8" x 5' 5") or (1.73m x 1.64m)

Emulsioned ceiling with centre spot lights, emulsioned walls, skirting and a continuation of the vinyl flooring. Radiator and frosted double glazed door leading to the side of the property and door leading into a pantry cupboard with shelving. Split section for washing machine and tumble dryer and matching work top to the kitchen. Wall mounted gas combination boiler.

LANDING

via stairs with fitted carpet and handrail. Emulsioned ceiling with centre pendant light, loft access, smoke alarm, emulsioned walls, skirting and fitted carpet. Airing cupboard with shelving and PVCu double glazed window overlooking the side of the property.



BEDROOM 1 (12' 11" x 10' 9") or (3.94m x 3.27m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Door leading into the en suite.

EN SUITE (5' 11" x 5' 5") or (1.81m x 1.64m)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in wood effect. Radiator and PVCu double glazed window overlooking the front of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, splash back and fitted glass shelf, low level w.c. and shower enclosure with chrome mixer tap, overhead shower and sliding glass screen.

BEDROOM 2 (9' 6" x 9' 4") or (2.90m x 2.85m)

Emulsioned ceiling with centre light, emulsioned walls, skirting and fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (8' 6" max x 9' 6" max) or (2.59m max x 2.89m max)

Skimmed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BATHROOM (7' 0" x 5' 7") or (2.13m x 1.70m)

Skimmed ceiling with centre light, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the side, extractor fan, skirting and wood effect lino flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps.

OUTSIDE

Enclosed rear garden laid to lawn, decorative stones and patio area ideal for garden furniture. Side gated access to the front of the property.

Off road parking to the front of the property, decorative stones and path leading to the front door with overhead canopy.

GARAGE

Traditional up and over door.


NOTE

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

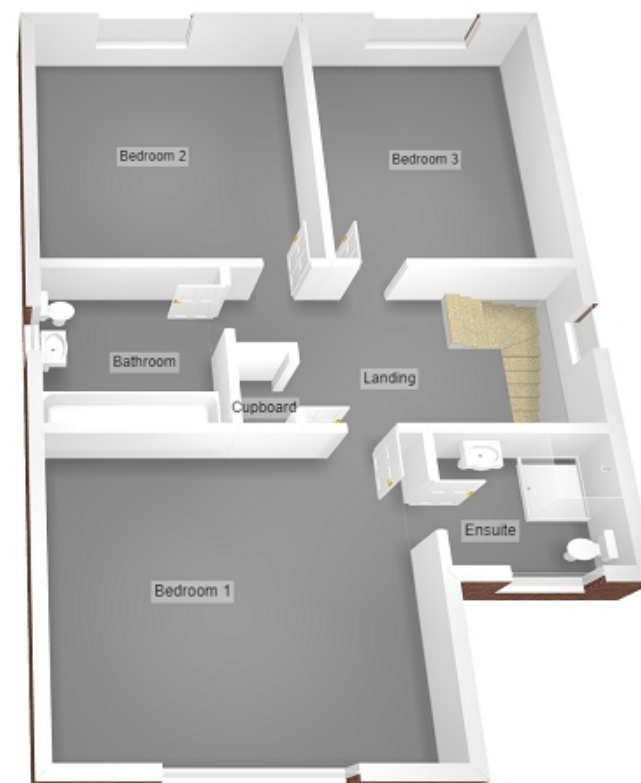
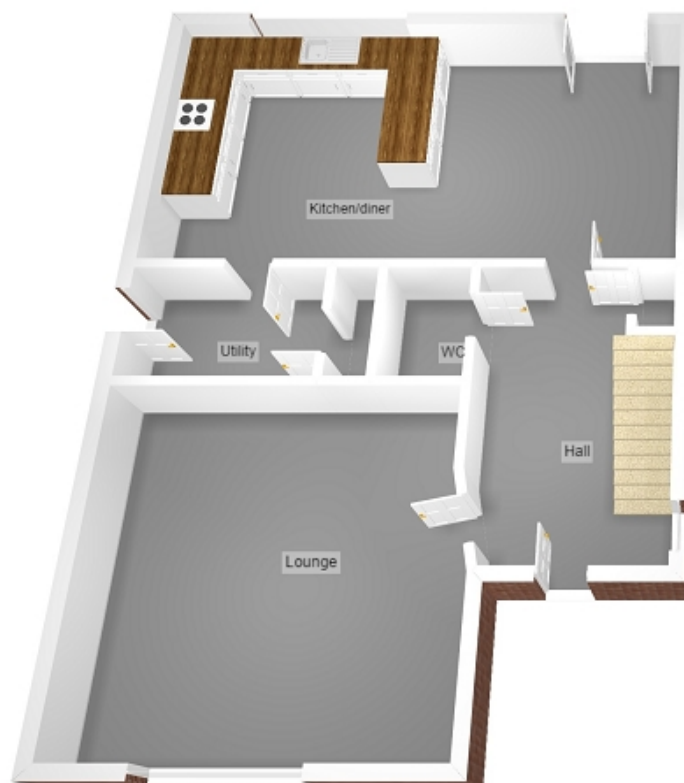


For more photos please see www.pjchomes.co.uk

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.



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.



www.pjchomes.co.uk

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