

Payton
Jewell
Caines



Clos Yr Eryr, Coity, Bridgend County. CF35
6HE

£295,000

PJC PAYTON
JEWELL
CAINES

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Beautifully presented three bedroom DETACHED Llanmoor house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, EN SUITE to master bedroom, family bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Set in a quiet cul de sac.

£295,000

- Immaculately presented three bedroom detached house
- Kitchen / diner and downstairs w.c.
- Ensuite to bedroom one
- Off road parking for 2/3 vehicles and garage
- Enclosed low maintenance rear garden
- Llanmoor home within NHBC Warranty
- Set in quiet cul de sac/ EPC - B / Council tax - E



DESCRIPTION

Introducing this immaculately presented three bedroom Llanmoor detached home situated in a quiet cul de sac within the residential development of Parc Derwen in Coity. The property benefits from a larger than average kitchen/diner, downstairs w.c. en suite to bedroom one, enclosed rear garden, off road parking and garage.

The property is located within walking distance of Coity Primary School and McArthur Glen Designer outlet with quick road links to the M4 corridor and junction 36 and within a 10 minute drive of Bridgend town centre where you will find all facilities, amenities, main line train station and bus station.

ENTRANCE

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

ENTRANCE HALL

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted vinyl flooring in herringbone effect and radiator. Under stairs storage.

DOWNSTAIRS W.C. (6' 7" x 2' 11") or (2.01m x 0.89m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, tiling to the splash back areas and a continuation of the vinyl flooring. Two piece suite comprising pedestal wash hand basin with chrome mixer tap and low level w.c. Frosted PVCu double glazed window overlooking the front of the property with tiled sill. Wall mounted electric consumer box.

KITCHEN/DINER (16' 0" x 10' 0") or (4.87m x 3.06m)

Access via floor to ceiling feature oak door and screen. Emulsioned ceiling with inset spot lights and pendant light, emulsioned walls, skirting and a continuation of the vinyl flooring. A range of base and wall units in shaker style with complementary roll top work surface in light oak with matching up stands. Integrated electric oven with four ring electric burner with stainless steel splash back and overhead chrome extractor fan. Space for washing machine, dish washer and freestanding fridge/freezer. One and half inset stainless steel sink with chrome mixer tap and PVCu double glazed windows overlooking the front and side of the property and radiator. Space for good sized dining table and chairs.

LOUNGE (17' 2" max x 10' 1" max) or (5.24m max x 3.08m max)

Emulsioned ceiling with two set of centre pendant light, emulsioned walls, skirting and fitted carpet. Two radiators and PVCu double glazed window to the rear garden and PVCu double glazed French doors leading to the rear garden.

LANDING

Via stairs with fitted carpet, spindle balustrade and oak handrail. Emulsioned ceiling with centre pendant light, loft access which is boarded with light and shelving. Smoke alarm, emulsioned walls, radiator, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property. Airing cupboard housing the gas combination boiler and shelving.



FAMILY BATHROOM (6' 8" max x 6' 2" max) or (2.03m max x 1.89m max)

Emulsioned ceiling with centre pendant light, extractor fan, emulsioned walls with tiling to half height, skirting and vinyl flooring in herringbone effect. Radiator and PVCu frosted glazed window overlooking the rear of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and bath with chrome mixer tap and hand held shower.

BEDROOM 1 (14' 1" x 10' 3") or (4.30m x 3.12m)

Emulsioned ceiling with 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 (6' 10" x 4' 7") or (2.09m x 1.40m)

Emulsioned ceiling with centre pendant light, extractor fan, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in herringbone effect. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. good sized walk in shower with chrome sliding screen and overhead electric shower.

BEDROOM 2 (11' 3" x 10' 3") or (3.43m x 3.13m)

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

BEDROOM 3 (10' 6" x 6' 8") or (3.19m x 2.04m)

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

OUTSIDE

To the front of the property is an area of artificial grass with paved steps leading to the front door. Driveway parking for 2/3 vehicles and access to the garage via an up and over door, power and light. Side access to the rear garden, outside tap and lighting.

Enclosed and private rear garden, patio area with sleeper steps leading up to an area of artificial grass, raised border to the side and rear and area ideal for a garden shed.

NOTE

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

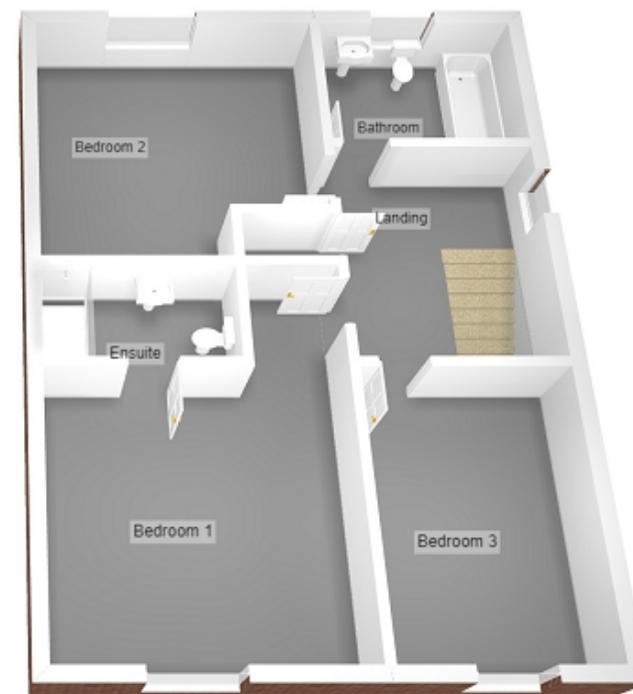
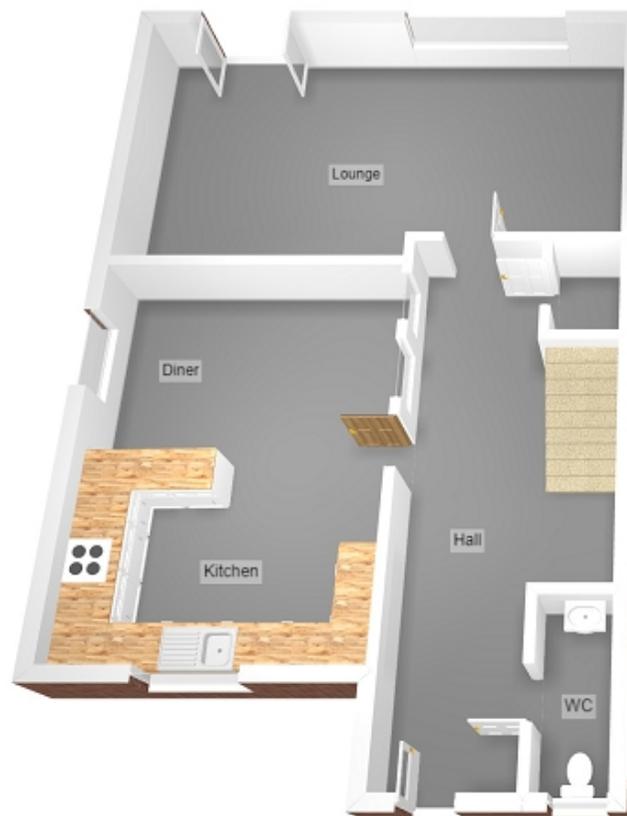


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(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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