



Payton  
Jewell  
Caines  
For Sale  
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Heol Castell Coety, Bridgend, Bridgend  
County. CF31 1PU

£239,995

# Heol Castell Coety, Bridgend, Bridgend County. CF31 1PU

Well presented three bedroom semi detached house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, family bathroom, enclosed low maintenance rear garden and off road parking to the front. The property is within walking distance of the Princess of Wales Hospital and within quick links to the M4 corridor.

£239,995 - Freehold

- Good sized three bedroom semi detached house
- Modern fitted kitchen
- Two reception rooms
- Low maintenance rear garden
- Off road parking to the front
- EPC - D / Council tax - C



## DESCRIPTION

Introducing this three bedroom semi detached house situated within the popular residential area of Litchard, which is within easy access of Bridgend town centre, The Princess of Wales Hospital, Sainsbury's and McArthur Glen Designer Outlet, along with the M4 corridor.

The property benefits from two reception rooms, kitchen, enclosed rear garden and off road parking to the front. Viewing recommended.

## ENTRANCE

Via part glazed and frosted PVCu front door with side panels into the entrance hall.

## ENTRANCE HALL

Textured ceiling with centre light and smoke alarm, emulsioned walls, skirting and tiled flooring in slate effect. Stairs leading to the first floor. Opening into the kitchen.

## KITCHEN (10' 4" x 8' 1") or (3.15m x 2.47m)

Textured ceiling with centre spot lights, emulsioned walls with tiling to the splash back areas, skirting, a continuation of the slate effect tiled flooring, radiator and PVCu double glazed window overlooking the front of the property. A range of base and wall units in cream gloss with complementary square edge laminate work surfaces. Space for washing machine and fridge/freezer, double built in oven with built in microwave, four ring gas hob with overhead extractor fan. One and half inset stainless steel sink with chrome mixer tap and space for breakfast bar stools.

## RECEPTION 2/DINING ROOM (16' 5" x 7' 9") or (5.01m x 2.35m)

Emulsioned ceiling with centre light, emulsioned walls, skirting and laminate flooring in wood effect, radiator and PVCu double glazed window overlooking the front of the property.

## LOUNGE (16' 6" x 12' 1") or (5.02m x 3.68m)

Textured ceiling with centre light, papered walls, skirting, laminate flooring in wood effect, radiator, PVCu double glazed window overlooking the rear of the property and PVCu double glazed French doors leading out to the rear garden. Feature chimney breast with electric fire and wooden mantle and built in alcove for entertainment.

## LANDING

Via stairs with fitted carpet and handrail. Textured ceiling with centre light and smoke alarm. Loft access via pull down ladder which is part boarded with lighting. Emulsioned walls, skirting and laminate flooring.

## BEDROOM 1 (12' 4" x 9' 10") or (3.77m x 2.99m)

Textured ceiling with centre light, papered walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property. Built in wardrobes.

## BEDROOM 2 (12' 10" max x 8' 4" max) or (3.90m max x 2.54m max)

Textured ceiling with centre pendant light, papered walls, skirting, laminate floor, radiator and PVCu double glazed window overlooking the front of the property. Oak door leading into built in storage housing the combination gas boiler, shelving and hanging rails.



### **BEDROOM 3 (9' 6" max x 6' 6" max) or (2.90m max x 1.97m max)**

Textured ceiling with centre light, papered walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property.

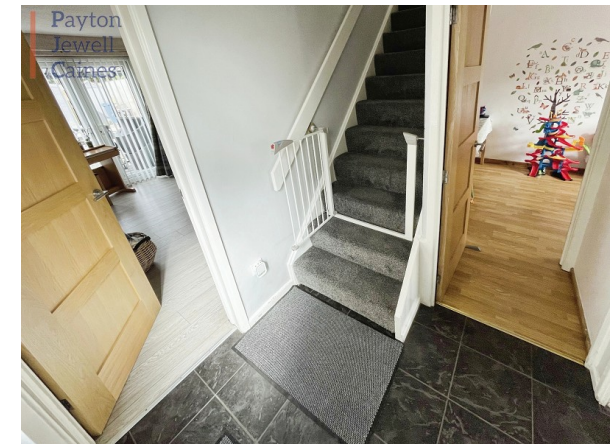
### **FAMILY BATHROOM (6' 11" x 5' 5") or (2.10m x 1.65m)**

Textured ceiling with centre light, floor to ceiling tiled walls in matt marble with feature border. Tiled flooring, chrome towel rail radiator and frosted PVCu double glazed window overlooking the front of the property. Three piece suite comprising w.c. and wash hand basin with chrome mixer tap set in vanity unit and bath with overhead chrome mixer shower and folding glass screen.


### **OUTHOUSE**

Double gates leading to the block paved driveway with off road parking for 2 vehicles to the front of the property. Block paved pathway leading to the rear of the property with side gate.

Low maintenance enclosed rear garden laid to patio, large summer house to the rear to remain and space for freestanding shed. Built in overhead canopy to remain.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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