



Tal Coed, Coity, Bridgend. CF35 6QA

£190,000



## Tal Coed, Coity, Bridgend. CF35 6QA

A well presented two double bedroom end of terrace house comprising entrance hall, open plan lounge/ kitchen/diner, family bathroom, enclosed rear garden and OFF ROAD PARKING to the front. Ideal first time or investment purchase.

£190,000 - Freehold

- Two bedroom end terraced house
- Well presented throughout
- Two double bedrooms
- Open plan lounge/diner/kitchen
- Enclosed private rear garden, EPC-B -Council tax - C
- Driveway parking for two cars to the front





## DESCRIPTION

Introducing this well presented two double bedroom end of terrace property situated on the sought after development of Parc Derwen, Coity. The property offers excellent access to the M4 motorway at J36 as well as easy access to McArthur Glen Designer Outlet and Bridgend town centre where there is a mainline train station and plenty of retail and food outlets. Internal viewing highly recommended.

## ENTRANCE

Via part glazed composite door into the entrance hall.

## ENTRANCE HALL

Skimmed ceiling with centre light, smoke detector, emulsioned walls, radiator, wood effect laminate flooring and staircase leading to the first floor with fitted carpet and handrail.

## LOUNGE/DINER/KITCHEN (22' 2" x 12' 3") or (6.75m x 3.73m)

Emulsioned ceiling with recessed LED spot lights. A range of wall and base units in high gloss white with complementary work top housing one and half bowl stainless steel sink with mixer tap. PVCu double glazed window to front aspect with fitted blinds. Space for fridge/freezer, integrated four ring electric hob, gas cooker and cooker hood. Wall mounted gas combination boiler housed within a kitchen cupboard and breakfast bar area. Access into storage cupboard with lighting, radiator and space for washing machine.

The lounge area is finished with two radiators, PVCu double glazed French doors with fitted blinds opening onto the rear garden and a continuation of the wood effect laminate flooring.

## LANDING

Emulsioned ceiling with centre light, smoke detector and access into the attic space. Open balustrade and fitted carpet.

## BEDROOM 1 (12' 2" x 7' 10") or (3.72m x 2.39m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window with fitted blinds to rear aspect, radiator and fitted carpet.

## BEDROOM 2 (12' 2" x 7' 9") or (3.72m x 2.35m)

Emulsioned ceiling with centre light, emulsioned walls, two PVCu double glazed windows to front aspect with fitted blinds, radiator and fitted carpet.

## FAMILY BATHROOM (5' 11" x 5' 5") or (1.80m x 1.66m)

Emulsioned ceiling with four modern down lights and extractor fan. PVCu double glazed window with opaque glass to side aspect, radiator and vinyl flooring. Newly fitted three piece suite comprising low level w.c. wash hand basin with mixer tap set within vanity storage unit and panelled bath with mixer tap and hand held shower attachment and glass shower screen.



## OUTSIDE

The rear garden is bound by wood panel fencing laid to Astroturf with patio area ideal for garden furniture. Outside power and water tap.


The frontage is open plan with two car parking spaces and side gate leading to the rear garden.

## DIRECTIONS

From Bridgend town take the dual carriageway to Coity roundabout, take the 3rd exit onto Parc Derwen, follow the road along, turn left onto Heol Stradling, take the 2nd right onto Tal Coed and the property can be found on the left hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(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		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

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)