

Payton  
Jewell  
Caines



Bryn Y Telor, Coity, Bridgend. CF35 6FU

£250,000

**PJC** PAYTON  
JEWELL  
CAINES



## Bryn Y Telor, Coity, Bridgend. CF35 6FU

Three bedroom semi detached house comprising entrance hall, lounge, DOWNSTAIRS WC, kitchen/diner, three bedrooms with EN SUITE to master bedroom, bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

**£250,000 - Freehold**

- Three bedroom semi detached house
- Downstairs WC
- Kitchen/diner
- Ensuite to master bedroom
- Enclosed rear garden
- Off road parking/ Garage/ EPC - B, Council tax band -





## DESCRIPTION

Introducing this three bedroom semi detached house comprising entrance hall, lounge, downstairs WC, kitchen/diner, three bedrooms with en suite to master bedroom, bathroom, enclosed rear garden, off road parking and garage. Early viewing highly recommended.

The property is located on the popular development of Parc Derwen in Coity which has a primary school (Coety) and is within walking distance of Coity Village with a local pub and church.

Parc Derwen is ideally located for access to Junction 36 of the M4 and McArthur Glen retail outlet. Bridgend town centre is within a 5 minute drive giving access to the train and bus station.

### ENTRANCE (3' 10" max x 3' 5" max) or (1.16m max x 1.03m max)

Via part frosted glazed wooden door into the entrance hall finished with emulsioned ceiling, centre light, emulsioned walls, radiator, electric consumer box, skirting and wood effect laminate flooring. Door leading into lounge.

### LOUNGE (16' 3" max x 10' 3" max) or (4.95m max x 3.13m max)

Emulsioned ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, radiator, log burner, skirting and laminate flooring. Door leading to inner hallway.

### INNER HALLWAY

Emulsioned ceiling, centre pendant light, smoke alarm, emulsioned walls, skirting and laminate flooring. Door leading to kitchen/diner and downstairs WC. Stairs leading to the first floor.

### DOWNSTAIRS W.C. (4' 11" x 3' 1") or (1.49m x 0.95m)

Emulsioned ceiling, centre pendant light, extractor fan, emulsioned walls, radiator, skirting and tile effect vinyl flooring. Two piece suite comprising low level WC and wall hung sink with chrome mixer tap and tiling to splash back area.

### KITCHEN/DINER (18' 10" x 7' 9") or (5.74m x 2.35m)

Emulsioned ceiling, spot lights, pendant light, emulsioned walls with feature papered wall, PVCu double glazed window overlooking the rear of the property, PVCu double glazed door leading out to the rear garden, radiator, skirting and laminate flooring. A range of wall and base units in slab effect gloss white with complementary roll top wood effect work surface. Inset stainless steel sink with chrome mixer tap. Integrated electric oven, four ring gas hob with glass splash back and chrome extractor fan. Space for washing machine and tumble dryer. Space for freestanding fridge/freezer. Space for good sized family dining room table and chairs. Cupboard housing gas combination boiler.

### FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, pendant light, smoke alarm, access to loft, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard with shelving.



## **BEDROOM 1 (13' 9" x 9' 8") or (4.20m x 2.94m)**

Emulsioned ceiling, pendant light, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet. Door leading to ensuite.

## **EN SUITE (6' 11" max x 4' 9" max) or (2.10m max x 1.45m max)**

Emulsioned ceiling, centre pendant light, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and walk in shower cubicle with sliding glass door and overhead chrome shower mixer.

## **BEDROOM 2 (11' 3" max x 8' 9" max) or (3.44m max x 2.66m max)**

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

## **BEDROOM 3 (9' 9" max x 7' 10" max) or (2.97m max x 2.39m max)**

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

## **BATHROOM (8' 10" max x 5' 7" max) or (2.68m max x 1.69m max)**

Emulsioned ceiling, centre light, ceiling mounted extractor fan, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome taps.

## **OUTSIDE**

Good sized enclosed rear garden laid to patio with a pathway leading to the rear of the garden. Area of decorative stone and decking. Further decorative stone to the rear. Outside lighting, outside tap and outside power. Path leading to the rear of the property that leads behind neighbouring property giving access to the front.

Off road parking to the front of the property for two vehicles. Pathway leading to front door with overhead canopy and outside light.


## **GARAGE**

Traditional up and over door. Power and light installed.

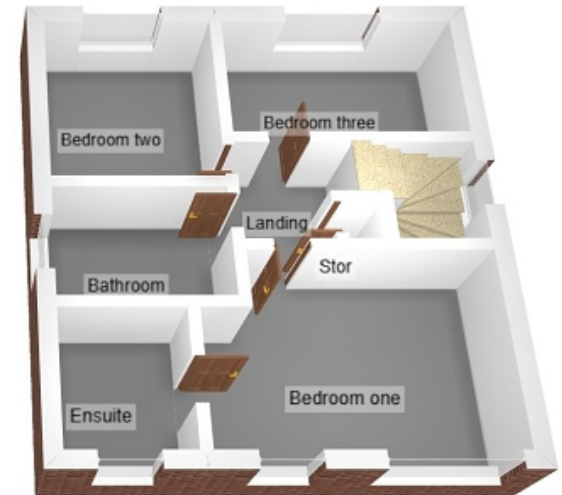
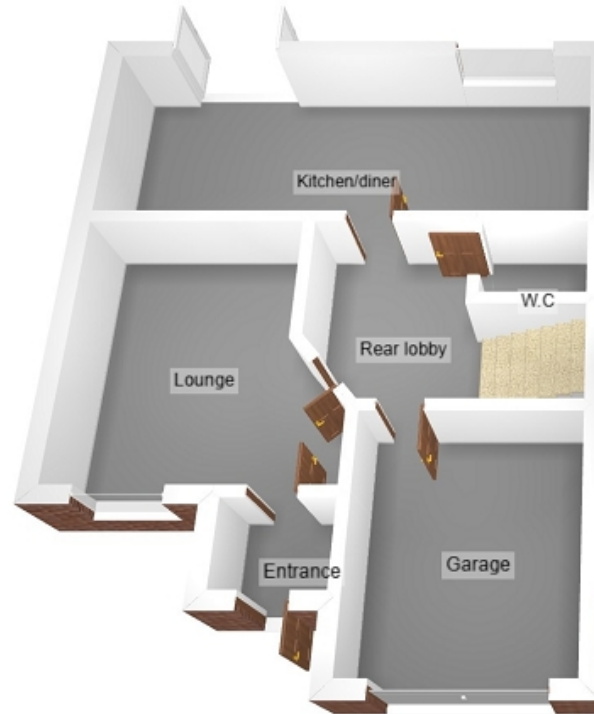




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(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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