



Clos Joslin, Coity, Bridgend County. CF35  
6BX

£185,000

**PJC** PAYTON  
JEWELL  
CAINES

## Clos Joslin, Coity, Bridgend County. CF35 6BX

Two bedroom semi detached house situated on a quiet cul de sac with good road access to the M4 corridor and Bridgend town centre. The property comprises entrance hall, cloakroom, lounge, kitchen/diner, bathroom, two bedrooms, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Internal viewing is highly recommended. NO ONGOING CHAIN.

£185,000 - Freehold

- Two bedroom semi detached house
- Kitchen/diner
- First floor bathroom
- Downstairs WC
- Off road parking
- Well presented
- EPC - C / Council tax band - C



## DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this well presented two bedroom semi detached house located in Coity and within walking distance of Coity village with a Post Office, local pub and church. The property would make an ideal first time purchase and is conveniently positioned for the M4 corridor, Bridgend town centre as well as McArthur Glen Designer outlet. Internal viewing comes highly recommended to fully appreciate.

## ENTRANCE

Via composite door with frosted glass panel through to entrance hall finished with skimmed ceiling, ceiling light, emulsioned walls, high rise wall mounted electric box, radiator and laminate flooring. Door way through to downstairs WC. Door way to lounge.

## DOWNSTAIRS CLOAKROOM (5' 6" x 2' 10") or (1.67m x 0.86m)

Skimmed ceiling, ceiling light, extractor fan, emulsioned walls, radiator, PVCu frosted double glazed window overlooking front aspect and laminate flooring. Two piece suite in white comprising low level WC and pedestal wash hand basin with tiling to splash back.

## LOUNGE (13' 10" max x 13' 8") or (4.21m max x 4.16m)

Skimmed ceiling, ceiling light, smoke detector, emulsioned walls, radiator, PVCu double glazed window overlooking front aspect, open staircase leading to first floor landing and laminate floor. Door way through to kitchen/diner.

## KITCHEN/DINER (13' 9" x 7' 9") or (4.19m x 2.37m)

Skimmed ceiling, two ceiling lights, emulsioned walls with tiling to splash back areas, radiator, tiled flooring, PVCu double glazed window overlooking the rear aspect and PVCu double glazed French doors lead onto rear patio. A range of wall and base units in cream with co-ordinating work surface. Inset stainless steel sink with drainer and mixer tap. Integrated appliances include oven with electric hob and overhead extractor hood. Space for fridge/freezer. Space and plumbing for automatic washing machine. Breakfast bar area.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed ceiling, ceiling light, smoke detector, access to loft, emulsioned walls, radiator and PVCu double glazed window overlooking the side of the property. Fitted storage cupboard housing gas fired Worcester combination boiler.

## BEDROOM 1 (10' 3" x 9' 9") or (3.13m x 2.97m)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking front aspect, fitted carpet and walk in storage cupboard.

## BEDROOM 2 (12' 0" max x 7' 2" max) or (3.65m max x 2.19m max)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear and fitted carpet.



## **BATHROOM (6' 4" x 6' 2") or (1.92m x 1.88m)**

Skimmed ceiling, ceiling light, extractor fan, part emulsioned/part tiled walls, radiator, PVCu frosted double glazed window overlooking the rear aspect and tiled flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower and glass shower screen.

## **OUTSIDE**

Fully enclosed low maintenance rear garden bounded by panel fencing with an area laid to artificial turf, area laid to patio and wood storage shed. To the side of the property is gated access leading to the driveway.

To the front is open plan with lawned area and pathway leading to the front door and driveway to the side.

## **DIRECTIONS**


Leaving Bridgend continue along the dual carriageway towards Coity. At the Coity roundabout take the third exit onto Heol West Plas, turn right into Joslin Road and Clos Joslin where the property can be found.

## **NOTE**

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	77	
(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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