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Gerddi'r Briallu, Coity, Bridgend . CF35 6FR

£344,995

PJC PAYTON
JEWELL
CAINES

Gerddi'r Briallu, Coity, Bridgend . CF35 6FR

WELL PRESENTED 4 bedroom detached comprising entrance hall, wc, kitchen / diner, 2 reception rooms, 4 double bedrooms, en-suite and family bathroom. Partially converted garage to home gym. Parking for 2 cars. Access off Heol Spencer, Coity village. MUST BE VIEWED.

£344,995 - Freehold

- Modern 4 Bedroom detached house
- Access off Heol Spencer, Coity Village
- 4 DOUBLE bedrooms. En-suite & family bathroom
- Partially converted garage to home gym / EPC- C
- Beautifully presented throughout - must be viewed
- Open plan kitchen / diner. 2 reception rooms
- Council tax band - E



DESCRIPTION

Accessed off Heol Spencer this modern four DOUBLE bedroom detached house located within Parc Derwen, Coity offers 2 reception rooms, a low maintenance rear garden and an open plan kitchen / dining room.

Parc Derwen is a sought after development located to the north of Bridgend giving excellent access to the M4 at Junction 36 making it perfect for commuting to Swansea or Cardiff. The site itself is home to Coity Primary School and recently opened Co-op supermarket and pharmacy.

Key Features

FREEHOLD

4 double bedrooms

Partially converted garage to home gym

Access of Heol Spencer

DESCRIPTION

Introducing this beautifully presented 4 double bedroom detached home situated on the Coity Village side of the popular development of Parc Derwen.

The property occupies a position at the head of the cul-de-sac and benefits from a south facing enclosed rear garden, a partially converted garage to a further home office and a good size family kitchen / diner.

Parc Derwen is located just off Junction 36 of the M4 giving easy commutable distance to both Swansea and Cardiff. There are many retail facilities closeby and Parc Derwen is home to Coity Primary school. This property is within easy walking distance of Coity village where there is a local pub, church and post office.

Viewing is highly recommended.

ENTRANCE

Via part frosted glazed front door into the entrance hallway with emulsioned ceiling, central pendant light to remain, emulsioned walls, skirting and polished porcelain tiles to the floor. Stairs to the first floor and under stairs storage cupboard.

DOWNSTAIRS W.C.

Two piece suite in white comprising WC and wash hand basin, ceramic tiles to splash back and a continuation of the porcelain tiles from the hall way.

RECEPTION 2/STUDY (7' 3" x 7' 7") or (2.20m x 2.30m)

Overlooking the front via a PVCu double glazed window finished with a fitted Venetian blind, emulsioned ceiling and walls with one feature papered wall, skirting and a wood effect laminate floor. Door way through into the lounge.

LOUNGE (15' 1" x 10' 10") or (4.60m x 3.30m)

Overlooking the rear of the property via PVCu double glazed French doors with side windows and finished with emulsioned ceiling with two matching ceiling pendants, emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring.



KITCHEN/DINER (9' 4" x 22' 6") or (2.85m x 6.85m)

Overlooking the front via PVCu double glazed window finished with a fitted Venetian blind, the dining area has a central ceiling pendant, emulsioned ceiling and walls, skirting and porcelain tiled floor. Ample space for a dining table and chairs.

The kitchen area has PVCu double glazed French doors with side windows giving access to the rear garden. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and porcelain tiled floor. A range of low level and wall mounted units in high gloss cream with chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with swan neck tap and drainer. Integrated double electric oven with four ring gas hob, overhead extractor hood and stainless steel splash back. Integrated appliances to include dishwasher, fridge and freezer. Space for American style fridge freezer. Built in breakfast bar with storage below. Door way through into the utility area.

UTILITY AREA

PVCu double glazed window to the rear, matching low level kitchen units with an inset sink and drainer, ceramic tiles to splash back areas. Plumbing for automatic washing machine. Cupboard housing wall mounted gas fired Ideal Logic gas boiler.

FIRST FLOOR LANDING

Via staircase with fitted carpet and wooden balustrade. Doors to four bedrooms, family bathroom and fitted storage cupboard housing the hot water tank.

BEDROOM 1 (11' 6" x 11' 2") or (3.50m x 3.40m)

Overlooking the front via a PVCu double glazed window with a fitted Venetian blind, this good sized master bedroom is finished with emulsioned ceiling and walls with one feature papered wall, skirting, fitted carpet, two double fitted wardrobes and a door way through into the ensuite shower room.

EN-SUITE SHOWER ROOM

Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and vanity shelf behind, corner shower cubicle with fully glazed doors and a plumbed overhead shower. Ceramic tiles to all splash back areas, ceramic tiles to the floor and a frosted glazed window to the front

FAMILY BATHROOM

Three piece suite in white comprising WC, wash hand basin with mixer tap and bath with mixer tap and over bath plumbed shower with side glazed privacy screen. Frosted glazed window overlooking the rear, ceramic tiles to all splash back areas and ceramic tiles to the floor. Wall mounted towel rail.

BEDROOM 2 (9' 6" x 9' 10") or (2.90m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, triple fitted wardrobe, skirting and a fitted carpet.

BEDROOM 3 (9' 6" x 10' 2") or (2.90m x 3.10m)

Access to loft storage, PVCu double glazed window overlooking the front with a fitted Venetian blind, central light fitting to remain, emulsioned ceiling and walls with one feature papered wall, skirting, fitted carpet and fitted storage cupboard with hanging rail.



BEDROOM 4 (8' 10" x 7' 4") or (2.70m x 2.24m)

Overlooking the rear via a PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and a fitted carpet.

OUTSIDE

Enclosed south facing rear garden, artificial grass and built in pergola bar area for Lazyspa (not to remain).

Two car parking spaces to the front of the garage (located to the side of the property and accessed via the rear. Enclosed front garden laid to chipped stone with gated access and steps up to the external porch with hand rail and external light.

CONVERTED GARAGE (8' 10" x 12' 6") or (2.70m x 3.80m)

Single detached garage to the side with a courtesy door. Currently used as a home gym. Door way through to storage area(from the front the garage has a traditional up and over door).


DIRECTIONS

Travelling through Coity Village go past the post office and take a left turn onto Heol Spencer. Travel up the hill and take a left turn onto Bryn Blodau'r Haul. Gerddi'r Briallu is the next turn on the right.

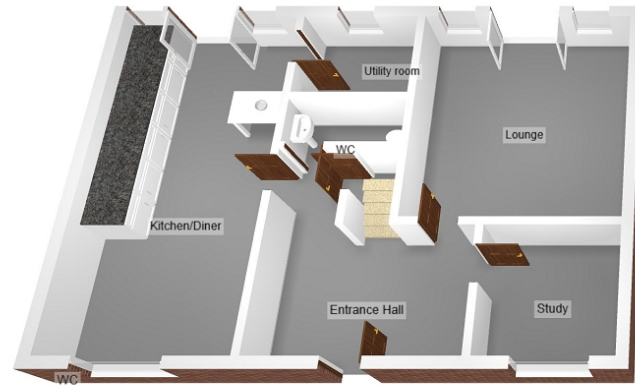


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk