

Payton  
Jewell  
Caines



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

£285,000

**PJC** PAYTON  
JEWELL  
CAINES



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

Four bedroom DETACHED house comprising entrance hall, downstairs WC, lounge, dining room/snug, kitchen/diner, four bedrooms, family bathroom, enclosed rear garden and OFF ROAD PARKING. Ideal location for the Princess Of Wales hospital and the M4 at junction 36.

**£285,000 - Freehold**

- Four bedroom detached house
- Ideal location for the Princess Of Wales hospital/ M4 junction 36
- Open plan kitchen/diner
- Two reception rooms/ EPC - C , Council tax band - D
- Enclosed rear garden
- Off road parking to the front
- Fitted wardrobes to bedroom 1





## DESCRIPTION

Four bedroom DETACHED house comprising entrance hall, downstairs WC, lounge, dining room/snug, kitchen/diner, four bedrooms, family bathroom, enclosed rear garden and OFF ROAD PARKING.

Heol Castell Coety is a popular residential development to the north of Bridgend in Litchard with excellent access to the M4 at Junction 36, McArthur Glen retail village, Litchard Primary and the Princess of Wales hospital, all within walking distance.

The property offers a good size family home and viewing is recommended.

## ENTRANCE

Via part frosted glazed PVCu door with a side frosted glazed panel into the entrance hall finished with coved ceiling, papered walls, skirting and tiled floor. Under stair storage cupboard housing plumbing for washing machine and space for tumble and other white goods.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side and finished with emulsioned walls with one feature papered wall, fitted storage cupboard housing electric meter and laminate floor. Two piece suite comprising WC and wash hand basin with ceramic tiles to the splash back.

## LOUNGE (15' 9" x 10' 8") or (4.80m x 3.25m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Feature fireplace with an electric pebble effect fire with a grey surround.

## DINING ROOM/ CWTCH (17' 1" x 8' 10") or (5.20m x 2.70m)

Overlooking the front via PVCu double glazed window and finished with coved ceiling, papered walls, skirting and fitted carpet.

## OPEN PLAN KITCHEN/DINER (20' 0" x 8' 6") or (6.10m x 2.60m)

Overlooking the rear of the property via PVCu double glazed window and PVCu double glazed sliding patio door. Finished with coved ceiling, emulsioned walls, contemporary vertical radiator, skirting and tiled flooring. A range of low level and wall mounted units in a wood finish with a complementary roll top work surface and PVCu splash back. Inset one and a half basin sink with mixer tap and drainer. Integrated five ring gas hob with overhead extractor hood and stainless steel splash back. Integrated appliances include double electric oven, dishwasher, fridge and freezer. Wall mounted Worcester gas fired boiler. Ample space for dining table and chairs.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a stainless steel balustrade. Access to loft storage with a pull down ladder and fitted storage cupboard housing hot water tank.



## FAMILY BATHROOM

PVCu frosted glazed window to the side, heated wall mounted towel rail, tiled walls and vinyl flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below and bath with over bath electric shower and side glazed privacy screen.

## BEDROOM 1 (9' 10" x 10' 10") or (3.00m x 3.30m)

Measurements to the face of the fitted wardrobes. Overlooking the front via PVCu double glazed window and finished with emulsioned walls with one feature papered wall, skirting and fitted carpet. Two double fitted wardrobes in a high gloss blue with brushed chrome handles.

## BEDROOM 2 (11' 10" x 9' 0") or (3.60m x 2.75m)

Overlooking the rear via PVCu double glazed window and finished with papered walls, handy recess for wardrobes, skirting and fitted carpet.

## BEDROOM 3 (9' 10" x 9' 6") or (3.00m x 2.90m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, handy recess for a wardrobe, skirting and fitted carpet.

## BEDROOM 4 (10' 4" x 9' 0") or (3.15m x 2.75m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, handy recess for a fitted wardrobe, skirting and fitted carpet.

## OUTSIDE

Enclosed rear garden laid to resin patio with steps leading up to an area of lawn with a rear storage shed, raised beds and mature trees, shrubs and side access back to the front of the property.

Enclosed front garden laid to lawn with concrete driveway suitable for side by side parking.

## NOTE


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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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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