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Ffordd Y Cigfran, Coity, Bridgend. CF35 6FP

Offers Over  
£215,000



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Three bedroom semi detached townhouse comprising entrance hall, kitchen/dining/living, downstairs w.c. and conservatory to the ground floor, two bedrooms and bathroom to the first floor and bedroom one to the second floor. Enclosed low maintenance rear garden and driveway parking to the front.

## Offers Over £215,000 - Freehold

- Three bedroom town house
- Kitchen/dining/living
- Conservatory and downstairs w.c.
- Enclosed low maintenance rear garden
- Driveway parking to the front
- EPC -B / Council tax - D



## DESCRIPTION

Three bedroom semi detached townhouse comprising entrance hall, kitchen/dining/living, downstairs w.c. and conservatory to the ground floor, two bedrooms and bathroom to the first floor and bedroom one to the second floor. Enclosed low maintenance rear garden and driveway parking to the front.

The property is located in the popular development of Parc Derwen which benefits from a local primary school and quick road links of J36 of the M4 corridor, Bridgend town centre and McArthur Glen Designer Outlet.

## ENTRANCE

Via PVCu front door into the entrance hall.

## ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, radiator, tiled effect vinyl flooring, door leading off to the kitchen/diner and stairs leading to the first floor.

## KITCHEN/DINER/LIVING ROOM (22' 4" x 12' 3") or (6.80m x 3.73m)

Skimmed and emulsioned ceiling and walls, tile effect vinyl flooring and PVCu double glazed window overlooking the front garden. A range of wall and base units with complementary work surfaces housing a stainless steel one and half bowl sink drainer. Oven, hob and extractor, space for washing machine and fridge/freezer. Doors leading off to the conservatory and door leading into the downstairs w.c.

## DOWNSTAIRS W.C.

Skimmed and emulsioned ceiling and walls, tiling to the splash back area, radiator and wood effect vinyl flooring. Two piece suite comprising a corner wash hand basin with chrome taps and w.c.

## CONSERVATORY (12' 9" x 8' 6") or (3.89m x 2.60m)

Slate effect ceramic tiled flooring, radiator, wall light, and plumbing for shower area (easily removed). One panelled wall and sliding doors leading to the rear garden.

## HALLWAY

Skimmed and emulsioned ceiling and walls, fitted carpet, stairs with handrail leading to the first floor.

## FIRST FLOOR LANDING

Skimmed and emulsioned ceiling and walls. Doors leading off.

## BEDROOM 2 (12' 1" x 7' 10") or (3.69m x 2.38m)

Skimmed and emulsioned ceiling and walls, vinyl flooring in grey herringbone effect, skirting, radiator and PVCu double glazed window overlooking the rear garden.

## BEDROOM 3 (12' 2" max x 7' 10" max) or (3.71m max x 2.38m max)

Skimmed and emulsioned ceiling and walls, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property.



## FAMILY BATHROOM (6' 0" x 5' 6") or (1.82m x 1.68m)

Skimmed ceiling, emulsioned walls with tiling to the splash back areas, grey herringbone effect vinyl flooring, towel rail radiator and PVCu obscured double glazed window overlooking the side of the property. Three piece suite in white comprising bath with chrome mixer tap and shower attachment and chrome shower above, wash hand basin with chrome taps and w.c.

## SECOND FLOOR LANDING

Via stairs with fitted carpet, skimmed and emulsioned ceiling and walls and storage cupboard.

## BEDROOM 1 (15' 8" x 8' 9") or (4.77m x 2.67m)

Currently used as a second living space. Plastered and emulsioned ceiling and walls, fitted carpet, radiator, two velux windows to the front of the property and a velux window to the rear.

## OUTSIDE


The rear garden is bound by fencing, pathway leading to low maintenance decorative stone garden and a side path leading to the front garden.

Driveway to the front of the property for two vehicles. Outside tap.



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>		97
(81-91) <b>B</b>	84	
(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)

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