

Payton
Jewell
Caines



Heol Cambell, Coity, Bridgend. CF35 6GP

£250,000



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Modern three bedroom DETACHED house comprising entrance hall, lounge, downstairs w.c. kitchen/diner, bedroom one with EN SUITE, two further bedrooms, family bathroom, good size enclosed rear garden and OFF ROAD PARKING for two vehicles. Well presented throughout.

£250,000 - Freehold

- Modern three bedroom detached house
- En suite to bedroom one
- Good sized enclosed rear garden
- Off road parking for two cars with EV charger
- Open plan kitchen/diner
- Ideal first time purchase
- EPC - B / Council tax - E



DESCRIPTION

Introducing this modern three bedroom detached house comprising entrance hall, lounge, downstairs w.c, kitchen/diner with French doors leading out to the rear garden, en suite to master bedroom, family bathroom and off road parking for two vehicles.

The property is conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and Princess of Wales Hospital. Bridgend is just a short drive away with all its amenities and facilities.

Key Features

Covered by NHBC until 2028

Fully boarded loft space with pull down ladder

Generous garden

EV charger and 2 parking spaces

ENTRANCE

Via part frosted composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, wood effect laminate flooring, fitted storage cupboard and access to the downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls with half height ceramic tiles, ceramic tiled flooring and radiator. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap.

LOUNGE (16' 9" x 9' 10") or (5.10m x 3.00m)

Benefiting from dual aspect natural light via three PVCu double glazed windows all with fitted venetian blinds and finished with emulsioned ceiling and walls, skirting and a continuation of the laminate flooring.

KITCHEN/DINER (16' 9" x 10' 2") or (5.10m x 3.10m)

Dual aspect natural light via two PVCu double glazed windows both with fitted vertical blinds and PVCu double glazed French doors with side glazed panels and fitted vertical blinds. Emulsioned ceiling and walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted units in shaker style in 'taupe' with brushed chrome handles and complementary roll top work surface with splash back plinth. Integrated electric oven with four gas ring hob, overhead extractor hood and stainless steel splash back. Integrated washing machine, dishwasher, inset one and half basin sink with mixer tap and drainer. Space for high level fridge/freezer and a wall mounted Ideal Logic gas fired combination boiler hidden behind a corner kitchen unit. Ample space for dining table and chairs.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via pull down ladder, fully boarded. Emulsioned ceiling and walls, skirting and fitted carpet.



BEDROOM 1 (12' 6" x 10' 2") or (3.80m x 3.10m)

Overlooking the side via PVCu double glazed window and a PVCu double glazed window with a fitted roller blind. Finished with emulsioned ceiling and walls with one feature painted mural, skirting and fitted carpet. Double fitted wardrobe. Doorway through to the en suite.

EN SUITE

Emulsioned ceiling with ceiling mounted extractor fan, emulsioned walls with half height ceramic tiles and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and large walk in shower housing a plumbed shower with glazed concertina door.

BEDROOM 2 (9' 10" x 9' 4") or (3.00m x 2.85m)

Dual aspect natural light via PVCu double glazed windows to the front and to the side and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 3 (9' 10" x 7' 1") or (3.00m x 2.15m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls with one feature mural, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, emulsioned ceiling with ceiling mounted extractor, emulsioned walls with half height ceramic tiles to the wall and ceramic tiles to the floor and radiator. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap.

OUTSIDE


Enclosed rear garden with side gated access to the front of the property. Laid to patio and lawn, storage shed to remain, all enclosed by closed board fence and facing brickwork. Outside tap. Open aspect front garden with shrubs and driveway parking for 2 cars with EV car charger.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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.



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