

Payton  
Jewell  
Caines



Ffordd Y Grug, Coity, Bridgend County.  
CF35 6BQ

£195,000

**PJC** PAYTON  
JEWELL  
CAINES



# Ffordd Y Grug, Coity, Bridgend County. CF35 6BQ

Two bedroom semi detached house comprising entrance hall, wc, lounge / diner, bedroom one with en-suite shower room, 2nd bedroom and family shower room. Single garage and enclosed rear garden. MUST BE VIEWED. NO ONWARD CHAIN.

£195,000

- Two bedroom semi detached house
- West Facing enclosed rear garden
- Open plan lounge / dining
- Ensuite to master bedroom / downstairs WC
- EPC- C , Council tax band - C
- Single garage/ off road parking
- NO ONWARD CHAIN



## DESCRIPTION

### Key Features

Beautifully presented throughout  
Single garage with rear courtesy door  
West facing enclosed rear garden  
FREEHOLD  
NO ONGOING CHAIN

## ENTRANCE

Via part double glazed front door into the entrance hall finished with radiator, controls for central heating, telephone point, storage cupboard and LVT flooring.

## DOWNSTAIRS W.C.

Vent, fuse box, PVCu double glazed window to the front, radiator and vinyl flooring. Two piece suite in white comprising pedestal wash hand basin with ceramic tiled splash back and low level w.c.

## KITCHEN (9' 5" x 7' 9") or (2.87m x 2.36m)

Spot lights to remain, PVCu double glazed window overlooking the front with blind and vinyl flooring.. Walnut finish fitted kitchen with a range of base and wall units with stainless steel one and a half bowl inset sink. Roll edge co-ordinating work top with matching splash back. Built in electric oven and grill with gas hob and stainless steel splash back. Integrated dishwasher, fridge/freezer and washer dryer.

## LOUNGE (14' 5" x 11' 4") or (4.40m x 3.46m)

Smoke detector, PVCu double glazed window overlooking the rear garden with wooden blind, PVCu double glazed French doors with access out to rear garden, telephone point, T.V point and sky connection. Emulsioned ceiling and walls, skirting and fitted carpet. Staircase leading to first floor.

## FIRST FLOOR LANDING

Via stairs with fitted carpet. Smoke detector and Fitted carpet.

## BEDROOM 1 (11' 1" x 11' 5") or (3.37m x 3.47m)

PVCu double glazed window overlooking the rear, radiator, fitted wardrobes with mirrored doors to remain, half height wood panelled walls, controls for central heating, storage above the stairs and fitted carpet.

## EN-SUITE

Vent, PVCu double glazed window to the rear, ceramic tiles to splash back area, shaver point, radiator and vinyl flooring. Three piece suite in White comprising shower cubicle, pedestal and low level w.c.

## BEDROOM 2 (9' 6" x 7' 9") or (2.89m x 2.37m)

Loft access, storage cupboard, PVCu double glazed window to the front, radiator and fitted carpet.

## SHOWER ROOM (6' 4" x 6' 1") or (1.93m x 1.85m)

PVCu double glazed window to the front, emulsioned ceiling and walls, ceramic tiled flooring. Three piece suite in white with WC, wash hand basin and large walk in shower with glazed screen.





## OUTSIDE

Enclosed rear garden laid to patio with steps down to courtesy door into the single garage and lawn. All enclosed with closed board fencing.

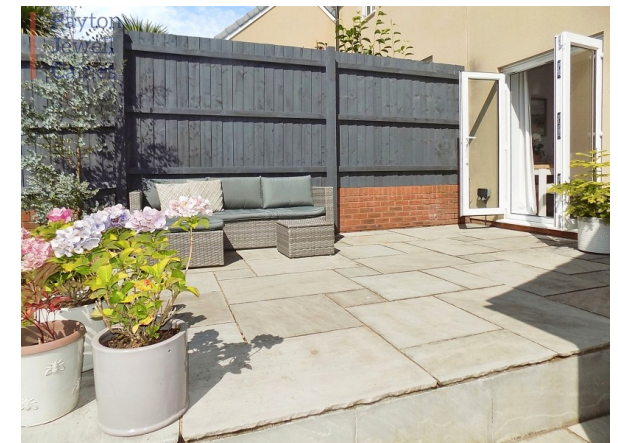
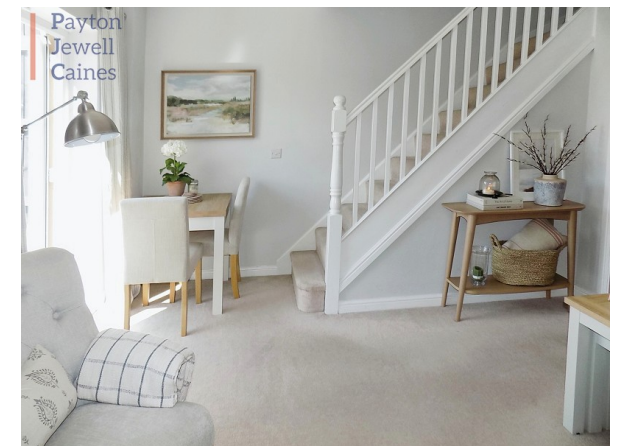
Open aspect garden to the front. Driveway leading to single garage.

## GARAGE


Power and light installed.

## 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>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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.



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