

Payton
Jewell
Caines



Pwll Evan Ddu, Coity, Bridgend County.
CF35 6AY

Offers In Region Of
£300,000

 PAYTON
JEWELL
CAINES

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Two bedroom semi detached chalet bungalow comprising entrance porch, lounge, kitchen/diner, shower room, two bedrooms, enclosed front and rear gardens, laundry room, driveway parking and garage/storage. SOLD WITH NO ONWARD CHAIN.

Offers In Region Of £300,000 - Freehold

- Two bedroom semi detached chalet bungalow
- Extended kitchen/diner with vaulted ceiling
- Excellent off road parking
- Further potential to develop the first floor
- Sought after village location
- Sold with no onward chain
- EPC - D/ Council tax - D



DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this two bedroom semi detached chalet bungalow located in the sought after village of Coity. Within the village is a church, public house and Coety Primary School is a short walk located in Parc Derwen, access is easily gained to Bridgend town centre, McArthur Glen Designer Outlet as well as the M4 corridor. The property has been well maintained and benefits from a fitted kitchen with integral appliances, study, enclosed rear garden, driveway parking and garage. Internal viewing is highly recommended.

Key Features

Freehold
Potential for further development to the first floor
Elevated position
Sold with no onward chain
Converted garage to utility room and storage

ENTRANCE

Via part frosted glazed PVCu front door into the internal porch.

INTERNAL PORCH

Two PVCu frosted glazed windows with PVCu sill, emulsioned walls, skirting, fitted carpet, emulsioned ceiling with recessed LED spot lights and glazed timber door leading into the entrance hall.

ENTRANCE HALL

Access to loft storage, coved ceiling, papered walls, skirting and fitted carpet.

LOUNGE (16' 1" x 13' 5") or (4.90m x 4.10m)

Overlooking the front garden via PVCu double glazed window with fitted roller blind and finished with coved ceiling with centre light pendant and matching wall lights, papered walls, skirting and fitted carpet. Feature fireplace which is a gas living flame coal effect fire with marble hearth and mantle. Fitted shelving unit.

KITCHEN/DINER (19' 0" x 10' 6") or (5.80m x 3.20m)

Benefiting from triple aspect natural light via PVCu frosted glazed window to the side, PVCu double glazed windows to the rear and to the side both with fitted roller blinds and part frosted glazed PVCu door leading out to the rear garden. Vaulted ceiling with two double glazed velux sky lights with emulsioned ceiling with recessed LED spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in cream with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated double electric oven, five gas ring hob, overhead extractor hood, fridge and freezer, slim line dishwasher and full height larder cupboard. Wall mounted Worcester gas fired combination boiler.

SHOWER ROOM

PVCu frosted glazed window to the rear, emulsioned and coved ceiling with recessed LED spot lights, ceramic tiles to the wall and to the floor and wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. vanity unit with chrome mixer tap and corner shower cubicle with fully glazed doors housing a plumbed shower with hand attachment and rainwater head.



BEDROOM 1 (12' 4" x 11' 10") or (3.75m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted storage in oak with wardrobes, chest of drawers and media shelf.

STUDY (10' 10" x 9' 0") or (3.30m x 2.75m)

PVCu double glazed French doors with side glazed panel leading to the rear garden and finished with a coved ceiling, papered walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes in beach effect with brushed chrome handles. Stairs leading to the first floor.

LANDING

Via stairs with fitted carpet and wooden balustrade. Fitted storage cupboard and double glazed velux skylight.

LOFT CONVERSION/BEDROOM 2 (23' 0" x 7' 7") or (7.00m x 2.30m)

Access to eaves storage, two double glazed velux skylights, emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE


Enclosed rear garden laid to patio with area of artificial grass, mature trees and shrubs and raised bedding area to the rear. Access to a detached garage with laundry room and plumbing for automatic washing machine, space for tumble and further white goods.

Enclosed front garden laid to lawn with perimeter mature trees and shrubs, gated access to a tarmac driveway suitable for parking up to four vehicles.

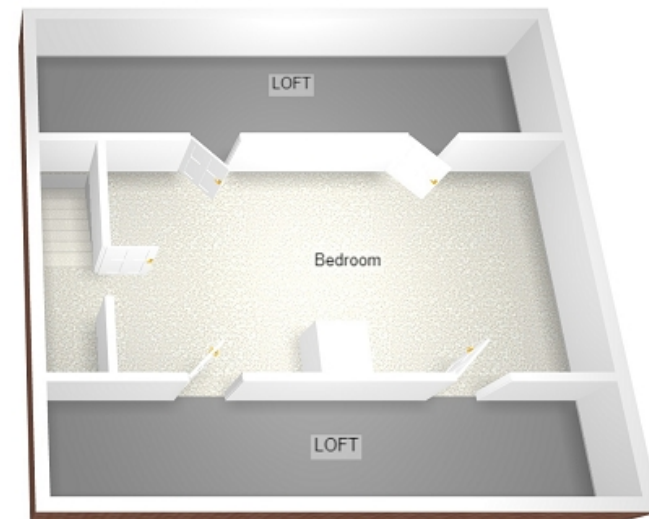


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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

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