

Payton
Jewell
Caines



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

Offers In Region Of
£350,000

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JEWELL
CAINES

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We are pleased to offer for sale with this four bedroom semi detached DORMER BUNGALOW comprising entrance hall, fitted kitchen, sun room, THREE RECEPTION ROOMS, family bathroom, EN SUITE to the master bedroom, enclosed landscaped rear garden and DRIVEWAY PARKING to the front.

Offers In Region Of £350,000 - Freehold

- Four double bedroom semi detached dormer bungalow
- En-suite bathroom to master bedroom
- Good sized fitted kitchen and utility
- Large South facing enclosed rear garden
- Block paviour driveway for off road parking
- EPC - D / Council tax - D



DESCRIPTION

We are pleased to introduce for sale this deceptively spacious four bedroom semi detached dormer bungalow located in the sought after village of Coity. Within the village is a public house and Coity Castle remains and 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, a large en suite to the master bedroom as well as a separate bathroom the ground floor and an additional reception room which could be used as a home office. Internal viewing is highly recommended.

Key Features

Freehold
South facing landscaped rear garden
Extension to the rear
3 reception rooms
FOUR double bedrooms

ENTRANCE

Via PVCu door with glass panel through to the entrance hall.

ENTRANCE HALL

Coved ceiling with ceiling light and smoke detector, skimmed and emulsioned walls with dado rail and radiator. Wall mounted electric box, fitted storage cupboard and laminate flooring.

RECEPTION ROOM 2 (10' 0" x 9' 10") or (3.06m x 3.0m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property and laminate flooring. Doorway leading through to the kitchen.

KITCHEN (16' 1" x 10' 2") or (4.91m x 3.10m)

Coved ceiling with two sets of ceiling lights, skimmed and emulsioned walls with tiling to splash back areas and PVCu double glazed window to the rear of the property. The kitchen is arranged with wall and base units with coordinating work surfaces, integrated electric hob and oven with overhead extractor hood. One and half stainless steel inset sink with drainer and mixer tap and integrated dishwasher. Space for fridge and freezer and tiled flooring. Open archway leading into the utility area.

SUN ROOM (9' 11" x 6' 11") or (3.02m x 2.12m)

Coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, dual aspect PVCu double glazed windows to the side and rear of the property. A continuation of the tiled flooring and PVCu door with glass panel leading to the rear garden.

RECEPTION ROOM 1 (15' 0" max x 14' 0") or (4.56m max x 4.27m)

Coved ceiling with ceiling light, papered walls, radiator, fitted carpet and PVCu double glazed French doors leading to the rear patio with coordinating side panels. Chimney breast with electric feature fire, wooden mantle with alcoves either side.



FAMILY BATHROOM (7' 7" x 6' 5") or (2.31m x 1.96m)

Papered and coved ceiling with ceiling light, extractor fan, floor to ceiling tiled walls and PVCu frosted glazed window to the side of the property. Three piece suite in white comprising low level w.c. with vanity surround and sink, corner Jacuzzi bath, tiled flooring and chrome heated towel rail.

BEDROOM 2 (15' 9" max x 12' 0") or (4.80m max x 3.67m)

Papered and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Fitted wardrobes with sliding mirrored doors and fitted carpet.

RECEPTION ROOM 3 (12' 10" max x 9' 0") or (3.90m max x 2.75m)

Papered and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet. Staircase leading to the first floor with fitted carpet and wooden balustrade.

LANDING

Coved ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, fitted carpet and PVCu double glazed window overlooking the side of the property. Door leading into eaves storage housing the gas fired boiler.

BEDROOM 1 (12' 10" max x 12' 3") or (3.92m max x 3.74m)

Coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window to the rear of the property with surrounding views. Fitted storage, laminate flooring and doorway leading into the en-suite.

EN-SUITE (9' 3" x 7' 5") or (2.83m x 2.27m)

Coved ceiling with ceiling light, part skimmed and emulsioned / part tiled walls, PVCu frosted double glazed window overlooking the rear of the property and radiator. Five piece suite in white comprising low level w.c. pedestal wash hand basin, bidet, panelled bath and walk in corner shower cubicle with overhead electric shower. Non slip flooring.

BEDROOM 3 (12' 2" x 10' 0") or (3.70m x 3.04m)

Coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Fitted storage and fitted carpet.

BEDROOM 4 (10' 0" x 9' 1") or (3.06m x 2.78m)

Coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

OUTSIDE

Large enclosed landscaped rear garden laid to lawn with patio area, mature shrubs and further decked area.

To the front of the property is a low maintenance garden with a block paviour driveway, gated access to the rear garden and stone chipping's to the front.



DIRECTIONS

On entering Coity village travel through the village, Pwll Evan Ddu can be found on the fourth turning on the left.


NOTE

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

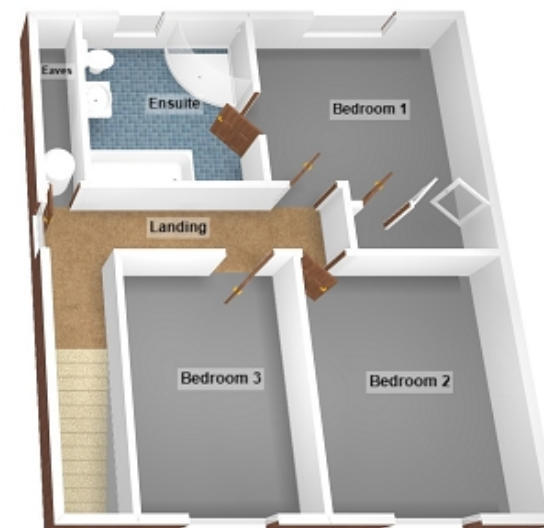


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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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