

Payton
Jewell
Caines



Clos Meredith, Coity, Bridgend. CF35 6HQ

Offers Over
£180,000



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Modern two bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, fitted storage/utility area, open plan kitchen/living/dining, two double bedrooms, family bathroom, low maintenance rear garden, TWO DEDICATED PARKING SPACES. Ideal first time buy

Offers Over £180,000 - Freehold

- Modern two bedroom semi detached house
- Beautifully presented throughout
- Open plan kitchen/dining/living
- Two dedicated car parking spaces
- Ideal first time purchase
- EPC - B , Council tax band - C



DESCRIPTION

Introducing this beautifully presented two bedroom semi detached house located on a popular site in Coity and occupying an elevated position, comprising entrance hall, downstairs w.c. open plan kitchen/dining living, two double bedrooms, family bathroom, enclosed rear garden and two dedicated car parking spaces. Ideal first time purchase.

Viewing highly recommended to appreciate all this property has to offer.

Key Features

FREEHOLD

Tandem car parking to the front

Elevated position

Covered by NHBC - Taylor Wimpey

ENTRANCE

Via part glazed and frosted composite door with PVCu frosted side panel into the entrance hall.

ENTRANCE HALL

Plastered and emulsioned ceiling with centre pendant light and smoke alarm, plastered and emulsioned walls, skirting and laminate flooring in grey wood effect. Opening into the open plan lounge/kitchen/diner. Door leading to the downstairs w.c. and double doors leading to the storage cupboard housing the washing machine and wall mounted gas combination boiler and electric consumer box.

DOWNSTAIRS W.C. (4' 11" x 3' 11") or (1.50m x 1.20m)

Plastered and emulsioned ceiling with centre light and extractor fan, plastered and emulsioned walls with tiling to the splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and vinyl flooring in tile effect. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap.

OPEN PLAN LOUNGE/KITCHEN/DINER (18' 1" x 13' 1") or (5.51m x 3.98m)

Inset spot lights with two pendant lights to the lounge area, plastered and emulsioned walls with tiling to the splash back areas in white subway tiles, skirting, radiator and laminate flooring in grey wood effect. A range of base and wall units in dove grey with complementary roll top laminate work surfaces housing an inset one and half stainless sink with chrome mixer tap. Area for breakfast stools. Integrated dishwasher, electric oven with four ring gas hob and overhead chrome extractor fan and 50/50 fridge/freezer. To the lounge area is ample space for seating and PVCu double French doors leading out to the rear garden with side panels either side. Stairs leading to the first floor.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Plastered and emulsioned ceiling with pendant light and loft access, plastered and emulsioned walls, skirting, radiator and fitted carpet. Doors leading to two bedrooms and family bathroom.

BEDROOM 1 (13' 1" x 7' 10") or (3.98m x 2.40m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the rear of the property and radiator.



BEDROOM 2 (10' 10" x 7' 6") or (3.30m x 2.29m)

Measurements are to the wardrobes. Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting and fitted carpet. Built in double storage cupboard with shelving and hanging rails. Two PVCu double glazed windows overlooking the front of the property and radiator.

BATHROOM (6' 2" x 6' 3") or (1.87m x 1.90m)

Plastered and emulsioned ceiling with pendant light and extractor fan, floor to ceiling tiles walls, lino flooring in tile effect and chrome towel rail radiator. Three piece suite comprising bath with chrome mixer tap, overhead chrome mixer shower and folding glass screen, pedestal wash hand basin with chrome taps and low level w.c.


OUTSIDE

To the front of the property are two dedicated parking space which is the middle of the three sets. Paved steps leading to the front door and an area of shrubbery.

The rear garden has two areas of seating, laid mainly to patio with steps leading to the second tier laid to patio with decorative stone and ample space for storage sheds. Outside tap and lighting with side gate leading to the front of the property.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	83	
(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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