



Payton
Jewell
Caines

Castle Meadows, Coity, Bridgend County.
CF35 6DA

£415,000



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Four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS SHOWER ROOM, two reception rooms, kitchen/diner with bi-folding doors leading to the rear garden, four bedrooms, family bathroom, OFF ROAD PARKING and enclosed rear garden. Viewing highly recommended. CUL DE SAC LOCATION.

£415,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Downstairs shower room plus upstairs bathroom
- Bi-folding doors from the kitchen/diner
- Four bedrooms/ EPC - , Council tax band -
- Off road parking/ Cul de sac location



DESCRIPTION

Introducing this four bedroom detached house comprising entrance hall, downstairs shower room, two reception rooms, kitchen/diner with bi-folding doors leading to the rear garden, four bedrooms, family bathroom, off road parking and enclosed rear garden. Viewing highly recommended.

The property is located in a cul de sac location within the popular old part of Coity. Coity is centred around Coity Castle ruins and Coity Church. Conveniently positioned for the M4 corridor and all amenities and facilities. Giving a tranquil setting within the village location. Early viewing highly recommended to fully appreciate.

ENTRANCE (5' 7" x 3' 11") or (1.70m x 1.20m)

Via composite glazed front door into the entrance finished with emulsioned ceiling and walls, anthracite modern radiator and wood laminate flooring.

DOWNSTAIRS SHOWER ROOM (4' 11" x 11' 2") or (1.50m x 3.40m)

Emulsioned ceiling, spot lights, extractor fan, emulsioned walls with tiling to splash back areas, wall mounted mirrored unit, grey towel radiator, two frosted PVCu windows overlooking the front of the property and tiled flooring. Three piece suite comprising WC, decorative singer sewing table with mounted wash hand basin and quadrant shower with mixer shower.

LOUNGE (13' 1" x 16' 9") or (4.0m x 5.10m)

Emulsioned ceiling and walls, PVCu window to the front of the property, anthracite modern radiator, media wall with inset electric fire, recess for TV and shelving above with down lights and a continuation of the wood laminate flooring. Stairs leading to first floor. Oak wooden door leading to reception two. Under stair storage cupboard. Opening into the kitchen/diner.

KITCHEN/DINER (25' 3" x 9' 2") or (7.70m x 2.80m)

Emulsioned ceiling and walls, spot lights, tiling to splash back areas, anthracite vertical radiator, PVCu window overlooking the rear of the property, anthracite bi-folding doors leading to rear garden, a continuation of the wood flooring to the dining area and tiled flooring to the kitchen. A range of wall and base units in light grey gloss with complementary work surface. Breakfast bar area. Blanco one and a half drainer sink with black mixer tap. AEG double oven. Four ring ceramic hob with modern decorative extractor fan. Integrated dishwasher. Space and plumbing for washing machine.

RECEPTION 2 (13' 5" x 7' 10") or (4.10m x 2.40m)

Currently being used as a playroom. Emulsioned ceiling and walls, PVCu window to the side of the property, anthracite modern radiator and a continuation of the wooden flooring. Opening leading to downstairs shower room (sliding door to be added).

FIRST FLOOR LANDING

Via stairs with oak steps and oak and stainless steel hand rail. Emulsioned ceiling and walls, access into attic, airing cupboard housing Ideal combination boiler and fitted carpet to the landing. Doors leading to four bedrooms and bathroom.



BEDROOM 1 (9' 6" x 13' 9") or (2.90m x 4.20m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and fitted carpet. Door to built in closet.

BEDROOM 2 (11' 6" x 8' 2") or (3.50m x 2.50m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and fitted carpet. Door leading to closet.

BEDROOM 3 (8' 6" max x 11' 2" max) or (2.60m max x 3.40m max)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet. Door leading to built in closet.

BEDROOM 4 (8' 6" x 8' 2") or (2.60m x 2.50m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

BATHROOM (5' 7" x 6' 11") or (1.70m x 2.10m)

Emulsioned ceiling, spot lights, extractor, emulsioned walls with tiling to splash back areas, frosted PVCu window overlooking the rear of the property, grey towel radiator, tiled flooring. Three piece suite comprising WC, pedestal wash hand basin with waterfall tap and P shaped bath with waterfall mixer tap and overhead mixer shower.

OUTSIDE

Enclosed rear garden with Porcelain tiled patio, sleeper border, decked area, mature hedgerow and the remainder laid to lawn. Gate to the rear of the garden. Rockery area to the side of the property with further area laid to Astroturf to the side of the property. Pathway with gated access to the front of the property.

Off road parking to the front of the property. Timber sleepers along one side housing shrubs and planters. Decorative slate chippings. Downlights to the walls and raised decked seating area.


GARAGE

Access via the rear lane. Electric up and over garage door, PVCu courtesy door to the rear garden, power installed and external down light to the side elevation.



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

EPC

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



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