



Payton
Jewell
Caines

Bryn Blodau'r Haul, Coity, Bridgend County.
CF35 6FX

£265,000

PJC PAYTON
JEWELL
CAINES

Bryn Blodau'r Haul, Coity, Bridgend County. CF35 6FX

Beautifully presented three bedroom end terrace townhouse comprising to the ground floor: entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner and UTILITY. To the first floor: bathroom, reception room 2 and bedroom 3. To the second floor: bedroom 2 and master bedroom with ensuite. Enclosed rear garden with gated access to the rear leading to parking and garage. Ready for occupation May/June 2025.

£265,000 - Freehold

- Three bedroom end terrace townhouse
- Beautifully presented throughout
- Situated on a corner plot / two reception rooms
- Ensuite to master bedroom
- Garage to the rear of the property and off road parking
- EPC - C / Council tax - E



DESCRIPTION

Introducing this immaculately presented larger than average three bedroom end terrace townhouse benefiting from two reception rooms, utility, downstairs WC, ensuite to master bedroom, off road parking and garage.

The property is within walking distance of Coity Primary School and McArthur Glen designer outlet, quick road links to the M4 corridor at junction 36 and within a 10 minute drive of Bridgend town centre where you will find all facilities, amenities, main line train station and bus station.

ENTRANCE

Via wooden part glazed door leading into the entrance hall.

ENTRANCE HALL (12' 6" x 5' 3") or (3.80m x 1.60m)

Emulsioned ceiling and walls, porcelain tiled flooring, radiator and under stairs storage cupboard. Stairs with fitted carpet and spindle balustrade to the first floor. Door leading to the lounge.

LOUNGE (10' 9" x 9' 0") or (3.28m x 2.75m)

Emulsioned ceiling and walls, PVCu window to the front of the property, radiator, continuation of the porcelain tiled flooring and opening leading into the kitchen/diner.

KITCHEN/DINER (16' 5" x 8' 10") or (5.00m x 2.70m)

Emulsioned ceiling and walls, two light fittings, tiling to the splash back areas, radiator, a continuation of the porcelain tiled flooring. A range of wall and base units with complementary work surfaces housing a stainless steel one and half sink drainer with stainless steel mixer tap. Space for freestanding fridge/freezer. Stainless steel oven and four ring gas burner with stainless steel splash back and extractor hood. PVCu French doors with side panels leading out to the rear garden with fitted blinds. Door leading into the utility room.

UTILITY (5' 3" x 5' 7") or (1.60m x 1.70m)

Emulsioned ceiling and walls, extractor fan, PVCu window overlooking the rear elevation with blinds, radiator and tiled flooring. Matching wall and base units with complementary work surface. Stainless steel sink and drainer. Space and plumbing for washing machine. Boiler. Door leading to WC.

DOWNSTAIRS W.C. (5' 7" x 2' 11") or (1.70m x 0.90m)

Emulsioned ceiling and walls, extractor, wall mounted mirror, tiling to splash back area, radiator and tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin.

FIRST FLOOR LANDING

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, radiator and fitted carpet. Stairs leading to second floor. Doors leading to bedroom, bathroom and lounge.

BEDROOM 2 (12' 10" x 8' 6") or (3.90m x 2.60m)

Emulsioned ceiling and walls with one feature papered wall, radiator, two PVCu windows overlooking the rear of the property and fitted carpet. Built in closet.



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

Emulsioned ceiling, extractor fan, part emulsioned/part tiled walls, shaver point, radiator and wood effect vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin and bath with overhead mixer shower and glazed shower screen.

RECEPTION 2 (15' 1" max x 12' 10" max) or (4.60m max x 3.90m max)

Emulsioned ceiling and walls, two PVCu windows overlooking the front of the property, two radiators and fitted carpet.

SECOND FLOOR LANDING

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, access to attic, radiator and airing cupboard. Doors leading to two bedrooms.

BEDROOM 3 (13' 1" x 8' 10") or (4.00m x 2.70m)

Emulsioned ceiling and walls, two PVCu windows overlooking the rear of the property, radiator and fitted carpet. Built in wardrobe.

MASTER BEDROOM (14' 9" max x 12' 10" max) or (4.50m max x 3.90m max)

Emulsioned ceiling and walls, PVCu window overlooking the front of the property, two radiators and fitted carpet. Door to built in cupboard. Door to ensuite.

EN SUITE (6' 7" max x 5' 7") or (2.00m max x 1.70m)

Measurement into the shower enclosure. Emulsioned ceiling, extractor fan, part emulsioned/part tiled walls, shaver point, radiator, wall mounted mirror and vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin and shower cubicle with overhead mixer shower and bi-folding glass shower screen.

OUTSIDE


Enclosed rear garden via fencing and laid to lawn with patio area ideal for garden furniture and an area laid to decorative stone. Outside power sockets. Paved area leading to the rear which leads to garage and rear parking.

Situated on a corner plot, the front garden is laid to lawn with wrought iron railings, electric socket, lighting and paving leading to an external brick canopy entrance.



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		89
(69-80) C	80	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk