

FOR
SALE



8 Llys Y Brwyn, Coity, Bridgend, Mid Glamorgan CF35 6FW

£290,000 -

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Well presented three bedroom detached house comprising entrance hall, lounge, kitchen, downstairs w.c. dining room, en suite to master bedroom, enclosed rear garden, driveway parking and garage. Viewing highly recommended.

Located on the fringes of Parc Derwen access via old Coity, Due to its location it benefits from Countryside views and green space to the front aspect. With quick links to the A48, M4-J36, Bridgend Town Centre and McCarther Glen Designer outlet.

POINTS OF INTEREST

- Three bedroom detached house
- Lounge and dining room
- Downstairs WC
- En suite and family bathroom
- Driveway parking and garage
- Well presented throughout



ROOM DESCRIPTIONS

Entrance

Glazed and frosted composite front door into the entrance hall.

Entrance Hall

Emulsioned ceiling and walls, laminate flooring, electrical sockets and radiator. Stairs leading to the first floor, wall mounted thermostat and wired smoke alarm. Doors leading into the lounge, kitchen, dining room and downstairs WC.

Lounge

3m x 5m (9' 10" x 16' 5") Emulsioned ceiling and walls, continuation of the laminate flooring, PVCu window to the front of the property with venetian blinds and radiator. PVCu French doors with venetian blinds leading to the rear.

Kitchen

2.80m x 4.20m (9' 2" x 13' 9") measurements narrow to 3.3m. Emulsioned ceiling and walls, laminate flooring, door leading into a pantry and radiator. External glazed door leading to the rear with venetian blind and PVCu window overlooking the rear with venetian blind. A range of wall and base units with laminate work tops and matching upstand. Four ring stainless steel gas burner with stainless steel splash back and stainless steel extractor above. Inset oven, space for freestanding dishwasher, washing machine and fridge/freezer.

WC

1m x 1.30m (3' 3" x 4' 3") Emulsioned ceiling, extractor, emulsioned walls, radiator and laminate flooring. Two piece suite comprising pedestal wash hand basin with stainless steel hot and cold taps, tiled splash back and low level WC.

Dining Room

2.70m x 2.40m (8' 10" x 7' 10") Emulsioned ceiling and walls, radiator, laminate flooring and PVCu window to the front with venetian blind.

Landing

Via wooden stairs, PVCu window to the rear with venetian blind, engineered oak flooring, spindle balustrade and attic access. Wired smoke alarm, emulsioned ceiling and walls, radiator, plug socket and doors leading to three bedrooms and family bathroom.

Bedroom 1

3.90m x 3.10m (12' 10" x 10' 2") Emulsioned ceiling and walls, engineered oak flooring, PVCu window overlooking the front with venetian blind and door leading to the en suite.

En suite

1m x 2.30m (3' 3" x 7' 7") max. Emulsioned ceiling with extractor, part emulsioned / part tiled walls, radiator, vinyl flooring in tile effect and frosted PVCu window to the rear with venetian blinds. Three piece suite comprising tiled shower cubicle with glass and stainless steel bi-fold door with electric shower and stainless steel shower head, pedestal wash hand basin with stainless steel hot and cold tap and low level WC.

Family Bathroom

2.10m x 1.90m (6' 11" x 6' 3") Emulsioned ceiling with extractor, part emulsioned / part tiled walls, radiator, vinyl flooring in wood effect and frosted PVCu double glazed window with venetian blind to the front. Three piece suite comprising bath and pedestal wash hand basin with stainless steel hot and cold taps and a low level WC. Shaver socket.

Bedroom 2

3.10m x 3m (10' 2" x 9' 10") Emulsioned ceiling and walls, PVCu window overlooking the front with venetian blind, radiator and engineered oak flooring,

Bedroom 3

2.10m x 3.30m (6' 11" x 10' 10") Emulsioned ceiling and walls, PVCu window with venetian blind to the rear, radiator and engineered oak flooring.

Outside

Overlooking greenery to the front, bound by brick wall, paved steps, area laid to bark with mature shrubs and bushes. Outdoor canopy and lighting. Off road parking with access to the garage via a traditional up and over door with electric.

Paved patio to the rear with brick retaining wall and steps leading to a further tier which is block paved with wooden planters and decorative stone. Surrounding mature trees and bushes. Bound by brick wall and fence panels. Further tier laid to lawn with paved areas and courtesy door leading into the garage.



Awaiting EPC &
Floorplan