

FOR
SALE



48 Maes Y Cadno, Coity, Bridgend, Mid Glamorgan CF35 6DF

Offers in Region of £285,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Well presented four bedroom semi detached town house situated on the popular Parc Derwen development. The property comprises entrance hall, downstairs WC, lounge, kitchen/diner to the ground floor, three bedrooms and bathroom to the first floor and master bedroom with en suite to the second floor. Good sized enclosed rear garden, garage and driveway parking. Viewing recommended.

POINTS OF INTEREST

- Four bedroom semi detached town house
- Good size enclosed rear garden
- Driveway parking and garage
- Popular location
- Viewing recommended
- En suite to master bedroom



ROOM DESCRIPTIONS

Entrance

Via composite glazed door leading into the entrance hall.

Entrance Hall

Emulsioned and coved ceiling, stairs with fitted carpet and spindle balustrade leading to the first floor, tiled flooring, radiator, smoke alarm, Hive thermostat and electric socket. Doors leading to the WC, under stairs storage, lounge and kitchen/diner.

Kitchen/Diner

2.80m x 4.20m (9' 2" x 13' 9") Emulsioned ceiling and walls, feature papered wall, tiled flooring, radiator, PVCu windows to the side and front of the property with venetian blinds. A range of matching wall and base units with complementary work surfaces. integrated washing machine, dishwasher and fridge/freezer. Four ring stainless steel gas burner with stainless steel extractor above and tiled splash back areas. Range Master composite one and half sink drainer and extendable stainless steel mixer tap.

Downstairs WC

0.90m x 1.70m (2' 11" x 5' 7") Emulsioned ceiling and walls, frosted PVCu window with venetian blind to the front, tiled flooring and radiator. Two piece suite comprising corner pedestal wash hand basin with stainless steel mixer tap and tiled splash back and low level WC.

Lounge

3.60m x 5m (11' 10" x 16' 5") Emulsioned and coved ceiling, emulsioned walls, laminate Herringbone effect flooring, PVCu window to the rear of the property with venetian blind and PVCu French doors leading out to the conservatory.

Conservatory

3.30m x 2.80m (10' 10" x 9' 2") Glass roof and surrounding windows set on a dwarf wall, vertical anthracite radiator and fitted carpet. PVCu French doors leading to the rear of the property.

Landing

Via stairs with fitted carpet and spindle balustrade. Half papered / half emulsioned walls with dado rail on the stairwell. Emulsioned ceiling and walls and fitted carpet. Doors leading to an airing cupboard, three bedrooms and bathroom.

Bedroom 4

2.10m x 2.30m (6' 11" x 7' 7") Emulsioned ceiling and walls, PVCu window overlooking the rear, radiator and fitted carpet.

Bedroom 3

2.70m x 3.80m (8' 10" x 12' 6") max. Emulsioned ceiling and walls, fitted carpet, radiator and PVCu window with venetian blinds overlooking the front of the property.

Bedroom 2

2.70m x 4m (8' 10" x 13' 1") Emulsioned ceiling and walls, fitted carpet, radiator and PVCu window overlooking the rear.

Bathroom

2.10m x 1.60m (6' 11" x 5' 3") Emulsioned ceiling, extractor, part tiled / part emulsioned walls, vinyl concrete effect flooring and radiator. Three piece suite comprising bath with stainless steel mixer tap, pedestal wash hand basin with stainless steel mixer tap and low level WC.. Shaver socket and frosted PVCu window overlooking the front of the property.

Second floor landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned walls with one feature papered wall.

Bedroom 1

3.90m x 6.20m (12' 10" x 20' 4") max. Measurements narrow to 3m. Emulsioned ceiling and walls, PVCu window with venetian blinds to the front and velux window to the rear. Two radiators, Hive thermostat and fitted carpet. Door leading to the en suite.

En suite

2.70m x 2.40m (8' 10" x 7' 10") Hall emulsioned / half tiled walls, wood effect vinyl flooring, radiator and frosted PVCu window overlooking the rear. Three piece suite comprising pedestal wash hand basin with stainless steel mixer, shaver socket, extractor fan, low level WC and shower cubicle with stainless steel mixer shower and stainless steel and glass shower screen and curtain.

Outside

Tarmac driveway to the side of the property leading onto the garage accessed via an up and over door with electric and courtesy door leading to the rear garden. Wooden picket fence surrounding the front of the property with a wooden gate accessing the front garden. Mature hedgerow, laid to lawn area and paved path leading to the front door. External light and canopy.

The rear garden is bound by fencing with patio area and steps leading up to an area laid to lawn, brick planters either side of the steps and wooden gate leading to the driveway and courtesy door into the garage.



Awaiting EPC &
Floorplan