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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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3 Maes Yr Eithin, Coity, Bridgend, Bridgend County. CF35 6BJ



**£450,000** Offers Invited

### Main Features

- Superbly positioned overlooking open green space & woodland
- Immaculately presented, extended & vastly improved
- 4 double bedrooms, 2 bathrooms
- Ex show home, emphasizing on indoor/outdoor living & leisure
- 6 seater hot tub, gymnasium & low maintenance gardens
- 1/2 mile from the M4 & out of Town shopping at Junction 36
- 2 miles from Bridgend Town Centre & intercity rail link. 1 mile from the Princess of Wales Hospital
- Driveway for 3 cars with charging point. Bike garage & gymnasium
- uPVC double glazing & "Nest" gas central heating
- Council Tax Band: F. EPC:C

### General Information

SUPERBLY POSITIONED, OVERLOOKING OPEN GREEN SPACE & WOODLAND, STANDS THIS IMMACULATEDLY PRESENTED, EXTENDED & VASTLY IMPROVED FOUR DOUBLE BEDROOM, 2 BATHROOM, EX SHOW HOME.

EMPHASIZING ON INDOOR/OUTDOOR LIVING & LEISURE THIS HOME ALSO BENEFITS FROM A 6 SEATER HOT TUB, GYMNASIUM & LOW MAINTENANCE GARDENS, LUXURY VINYL FLOORING, FULLY FITTED KITCHEN WITH GRANITE WORK TOPS, PLASTER COVING & MORE!!

Situated at the entrance to Maes Yr Eithin, this homes is convenient for local school & amenities. 1/2 mile from the M4 & out of Town shopping at Junction 36. 2 miles from Bridgend Town Centre and Intercity rail link. 1 mile from Princess of Wales Hospital. 21 miles from Cardiff City Centre & 23 miles from Swansea City Centre.

This home has accommodation comprising ground floor hallway, cloakroom, study/sitting room, lounge, fully fitted kitchen, extended dining/living/garden room, utility room.

First floor gallery landing, family bathroom, 4 double bedrooms & ensuite shower room.

Externally there is an open plan front garden. Driveway parking for 3 cars with charging point. Bike garage. Gymnasium. Rear garden with porcelain tiled patio. Hot tub (to remain) & wood changing area.

This home benefits from uPVC double glazing. "Nest" Combi gas central heating. Electronic blinds. LVT flooring & burglar alarm.

### GROUND FLOOR

#### Hallway

Composite double glazed front door with open aspect over green space & woodland. Half turn spindled and carpeted staircase to gallery landing. Grey wood grain luxury vinyl tile flooring. Plastered walls, ceiling & coving. Under stairs store cupboard. Wall mounted electrical consumer unit and burglar alarm control unit. Mains powered smoke alarm. Polished chrome electrical fitments. Wall mounted digital 'Nest' central heating thermostat.

#### Cloakroom

uPVC double glazed window to rear. Fitted two piece suite in white comprising close coupled w.c with push button flush and pedestal hand wash basin with monobloc tap. Half tiled walls. Grey woodgrain luxury vinyl tile floor. Plastered ceiling. Extractor fan. Wall mounted Burglar alarm control box.

#### Lounge

uPVC double glazed window with open aspect over green area and woodland to front. Remote control electric blind. uPVC double glazed French doors to open plan living / dining room. Freestanding wood burner with slate hearth and split stone backing. 2 radiators. Grey woodgrain luxury vinyl tiled floor. TV connection point. Plastered walls, ceiling and coving. Wired for electric fire. Polished chrome electrical fitments.

### **Sitting Room/Study**

uPVC double glazed window with open aspect of green area and woodland to front. Remote control electric blind. Radiator. Plastered walls, ceiling and coving. Papered feature wall. Wired for wall mounted TV. Grey woodgrain luxury vinyl tiled floor.

### **Kitchen/Breakfast Room**

Fully open plan & contemporary kitchen, connecting to open plan living / dining / garden room. uPVC double glazed window to side. Venetian blind. Fully fitted contemporary upgraded kitchen finished with grey doors and brushed steel handles. LED illuminated Quartz worktops and up stands. ' Franke ' stainless steel 1 1/2 bowl sink unit with mixer tap. Integral oven, eye level grill, hob with extractor hood and quartz splash plate. Fridge freezer, microwave, wine cooler and dishwasher. Breakfast bar. Luxury vinyl tiled floor. Plastered walls, ceiling and coving. Carbon monoxide detector. Smoke alarm. Radiator. Polished chrome electrical fitments. Open access to

### **Living / Dining / Garden Room**

Modern open plan extension connecting indoors with outdoors and having a plastered vaulted ceiling, double glazed skylight windows and inset LED spotlights. Luxury vinyl tile floor. uPVC double glazed French doors and single door to rear garden. Matching French doors to lounge. uPVC double glazed windows to sides. Electric radiator.

### **Utility Room**

Composite double glazed door to rear garden. Fitted wall mounted and base units matching kitchen. Quartz worktops with upstands. Polished chrome electrical fitments. Wall mounted gas central heating boiler housed in matching unit. Integral washing machine. Space for tumble dryer. Floor level electric heater. Plastered walls, ceiling and coving. Extractor fan.

## **FIRST FLOOR**

### **Gallery Landing**

Balustrade and spindles. Fitted carpet. Radiator. Plastered walls, ceiling and coving. Attic entrance with pull down loft ladder to part boarded loft space with light. Airing cupboard housing hot water and header tanks.

### **Family Bathroom**

uPVC double glazed window to rear. Fitted three-piece suite in white comprising close coupled w.c with pushbutton flush, pedestal hand wash basin with monobloc tap. Panelled bath with mixer taps and mixer shower with glass screen. Part tiled walls. Luxury vinyl tiled floor. Chrome heated towel rail. Corner wall mounted cabinet. Plastered ceiling with inset spotlights. Extractor fan.

### **Bedroom 1**

uPVC double glazed window with open far-reaching views over green space and woodland to front. Remote control electronic blind. Inset spotlights. Radiator. Luxury vinyl tile flooring. Fitted wardrobe with mirrored sliding doors. Wired for wall mounted television. Plastered walls, ceiling and coving. Papered feature wall. Chrome electrical fitments.

### **En-suite shower room**

uPVC double glazed window to front. Three-piece suite in white comprising close coupled w.c, with pushbutton flush, pedestal hand wash basin with monobloc tap, tiled shower cubicle with mixer shower. Partly tiled walls. Luxury vinyl tile floor. Plastered ceiling. Inset spotlights. Extractor fan. Shaver point. Vanity mirror.

### **Bedroom 2**

uPVC double glazed window to front with open far-reaching views over green space and woodland. Remote control electric blind. Luxury vinyl tiled floor. Fitted wardrobe. Plastered walls, ceiling and coving. Papered feature wall.

### Bedroom 3

uPVC double glazed window to rear. Venetian blind. Luxury vinyl tiled floor. Plastered walls, ceiling & coving. Fitted wardrobes. Radiator. Polished chrome electrical fitment.

### Bedroom 4

uPVC double glazed window to rear. Plastered walls, ceiling and coving. Papered feature wall. Luxury vinyl tile floor. Polished chrome electric fitment. Radiator.

### EXTERIOR

The property occupies a plot overlooking open green space and woodland to front. Ideal family location.

### Front Garden

Decorative stone covered open plan front garden. Paved pathway with galvanised steel railings and courtesy light to front door. Driveway parking to side for up to 3 cars. Electric car charging point. Water tap. Security floodlight. Gate access to rear garden.

### Detached Garage

The garage is currently used as a gymnasium and motorbike garage.

### Garage Area

Electrical consumer unit. Electric light and power points.

### Gymnasium Area

Double glazed composite door to rear garden. Plastered walls and ceiling. Inset spotlights. Laminate flooring. Two wall mounted gymnasium mirrors. Wall mounted television and sound bar to remain.

### Rear Garden

Fully landscaped and low maintenance garden. Laid with nonslip Italian porcelain tiled patio. Composite decking with inset floor spotlights. Six seater hot tub to remain. Artificial turf covered lawn. Wood framed garden shed. Outdoor power points. Outdoor lighting. Decorative slate covered planting area.

### Wood Framed Dressing Room / Tool Shed

Electric light, power and consumer unit. Electric element heater.

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at [bridgend@petermorgan.net](mailto:bridgend@petermorgan.net) (fees will apply on completion of the mortgage).

### General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** F

**Current heating type** Gas

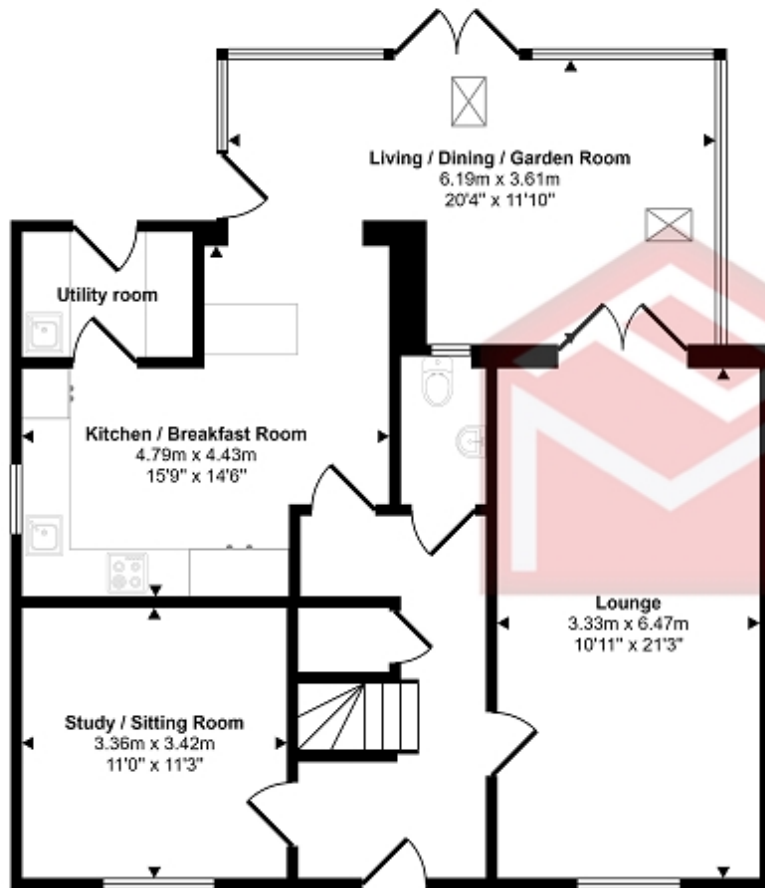
**Tenure** Freehold



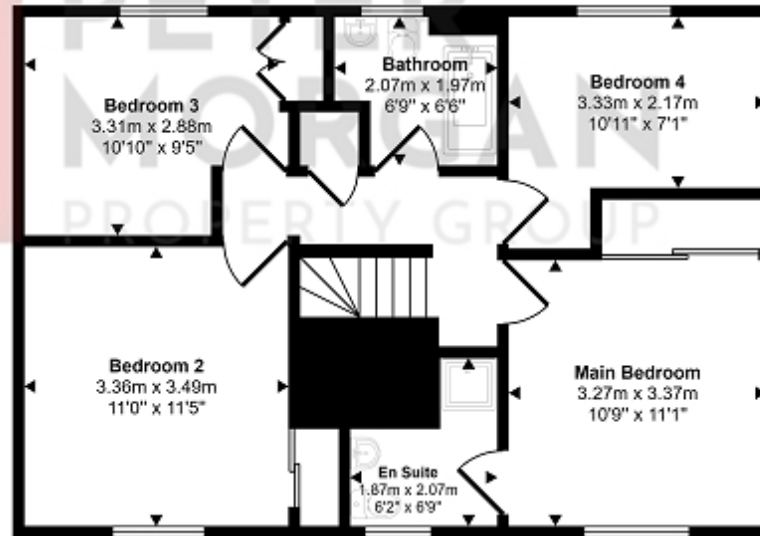




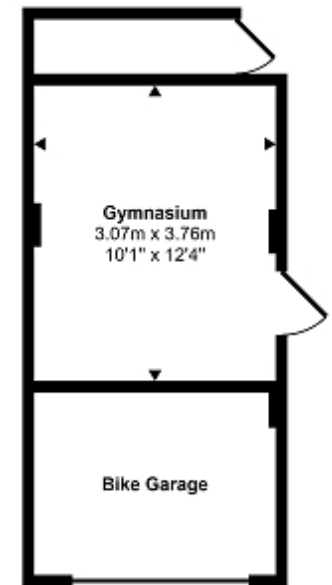
Approx Gross Internal Area  
172 sq m / 1849 sq ft



Ground Floor  
Approx 89 sq m / 958 sq ft



First Floor  
Approx 62 sq m / 664 sq ft




Gymnasium  
Approx 21 sq m / 228 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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