

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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14 Rhodfa'r Celyn, Coity, Bridgend. CF35 6GD



£345,000

Main Features

- Immaculately presented and improved
- 4 bedroom, 2 bathroom detached home
- Attractive low maintenance landscaped gardens. Integral garage
- Open plan kitchen/ dining room
- Fitted wardrobes. Media wall in lounge
- Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36 (Sarn Services)
- Approximately 2.3 miles from Bridgend Town centre along with Intercity rail link at Bridgend Station
- uPVC DG & Combi GCH. No ongoing chain
- Carpets, light fittings, blinds and curtain rails to remain
- Council Tax Band :E. EPC: B

General Information

IMMACULATELY PRESENTED AND IMPROVED 4 BEDROOM, 2 BATHROOM DETACHED HOME WITH ATTRACTIVE LOW MAINTENANCE LANDSCAPED GARDENS, INTEGRAL GARAGE, OPEN PLAN KITCHEN/ DINING ROOM, FITTED WARDROBES, MEDIA WALL IN LOUNGE AND MORE!!

Highly convenient for Coety Primary School and shops (under construction). Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36 (Sarn Services). Approximately 2.3 miles from Bridgend Town centre along with Intercity rail link at Bridgend Station. Ideal location for commuters being only 22 miles from Cardiff City Centre and 23 miles from Swansea City centre. The Heritage Coastline is within 6.5 miles at Ogmore By Sea.

This home has accommodation comprising ground floor hallway, lounge with media wall, open plan fitted kitchen/ dining room, utility room, cloakroom and integral garage. First floor landing, family bathroom, 4 bedrooms and ensuite shower room.

Externally there is driveway parking and garden to front. Side gated pathway to fully landscaped low maintenance rear garden with two built on site sheds. Indian flagstone patio and artificial grass.

The property benefits from uPVC double glazing, combi gas central heating and NHBC structural warranty. Offered for sale with No ongoing chain and complete with carpets, light fittings, blinds and curtain rails to remain.

GROUND FLOOR

Hallway

Double glazed composite front door. Carpeted staircase with handrail to first floor. Engineered wood flooring. Radiator. Smoke alarm. Gas central heating thermostat. Plastered walls and ceiling. White colonial style panel door to

Lounge

uPVC double glazed window to front. Fitted Venetian, blind. Engineered wood flooring. Fitted media wall wired for wall mounted television inset plasma style. Log affect remote control electric fire. Dimmer Spot light display. Built-in storage cabinets. Telephone and ultra fast broadband connection points. Plastered walls and ceiling. Part glazed double doors too

Kitchen / Dining Room

Open plan themed room providing indoor/outdoor living. Comprising, fitted kitchen finished with White doors and brushed steel handles. Granite affect worktops with upstands. 1 1/2 bowl Stainless steel sink unit with mixer tap. Integral oven, grill, ceramic hob and extractor hood. Stainless steel splash plate. Spaces for under counter fridge and freezer. Breakfast bar. Radiator. Plastered walls and ceiling. Engineered wood flooring . Extractor fan. White colonial style panelled doors to utility room and walk in larder / store cupboard with motion sensor battery lights.

Utility Room

Composite double glazed door to side. Wall mounted Combi gas central heating boiler housed in wall unit matching kitchen. Granite effect work top. Plumbed for washing machine. Space for tumble dryer. Engineered wood flooring. Radiator. Plastered walls and ceiling. Colonial style White panelled doors to garage and

Cloakroom

uPVC double glazed window to rear. Fitted Venetian blind. Two piece suite in White comprising close couple WC with pushbutton flush and wall mounted hand wash basin. Tiled splash back. Engineered wood flooring. Radiator. Plastered walls and ceiling.

FIRST FLOOR

Landing

Plastered walls and ceiling. Mains powered smoke alarm. Fitted carpet. Loft access. White colonial style panel doors to bedrooms and

Family Bathroom

uPVC double glazed window to rear. Venetian blind. Fitted three piece bathroom suite in White comprising close coupled WC with pushbutton flush, pedestal hand wash basin & panel bath with mixer tap and overhead shower spray & glass screen. Tiled splash back's. Cushion flooring. Radiator. Extractor fan. Plastered walls and ceiling. Arched wall mounted mirror unit to remain.

Bedroom 1

uPVC double glazed window to front. Venetian blind. Quality fitted wardrobes with hanging rails, shelving and drawer units. Fitted carpet. Radiator. Plastered walls and ceiling. Built-in storage cupboard with hanging rail and shelf. Wall mounted first floor gas central heating thermostat.

En-suite shower room

uPVC double glazed window to side. Venetian blind. Fitted three-piece suite in White comprising close couple WC with pushbutton flush, pedestal wash hand basin with tiled splash back and tiled shower cubicle with mixer shower. Plastered walls and ceiling. Extractor fan. Cushion flooring. Heated towel rail.

Bedroom 2

uPVC double glazed window to front. Venetian blind. Radiator. Plastered walls and ceiling. Fitted quality wardrobes with hanging rails. Chest of drawers and dressing table. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Venetian blind. Fitted quality wardrobes, hanging rails, chest of drawers and shelving. Plastered walls and ceiling. Mirror with shelf to remain. Fitted carpet.

Bedroom 4

uPVC double glazed window with Venetian blind to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Telephone and Internet connection points.

EXTERIOR

Front Garden

Laid to lawn and decorative slate. Tarmac driveway for 3 to 4 cars (approximately). Indian flagstone paved gated pathway to side. External gas and electric meter boxes. Overhead canopy to front door.

Integral Garage

Up and over vehicular door to front. Fire door given access to utility room. Electric light and power points. Wall mounted electrical consumer unit. Mainly plastered walls and ceiling.

Rear Garden

Fully landscaped, low maintenance rear garden laid with Indian flagstone patio and pathway. Artificial grass. Decorative stone laid borders. Ground socket for rotary line. Solar lighting. Two log effect, built on site garden sheds both having double doors and windows to garden. One being suitable for use as a garden room. Wood fencing. External power point. Gate access to storage area at side of property.

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 or email us at bcb@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 E

Current heating type Combi

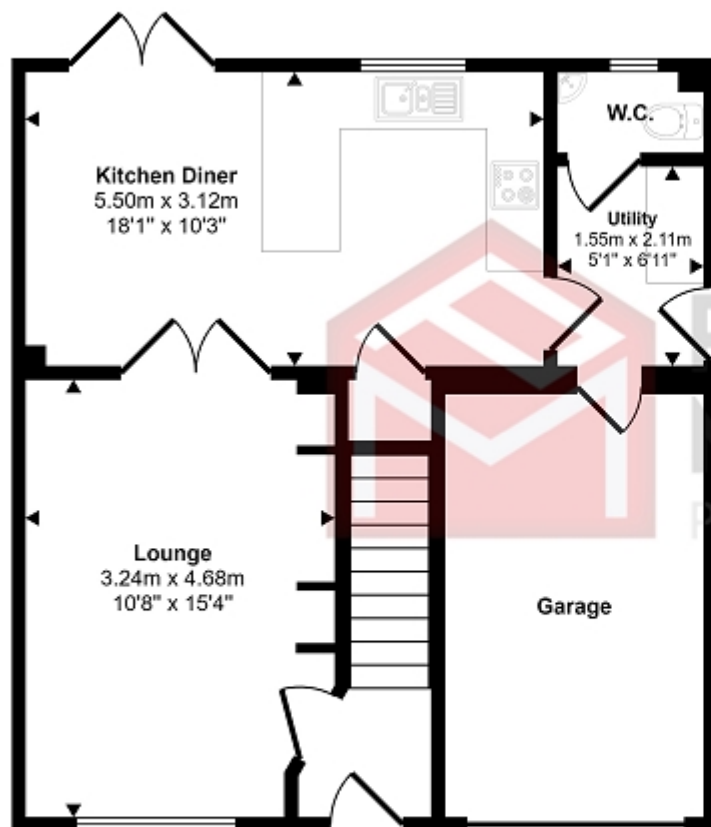
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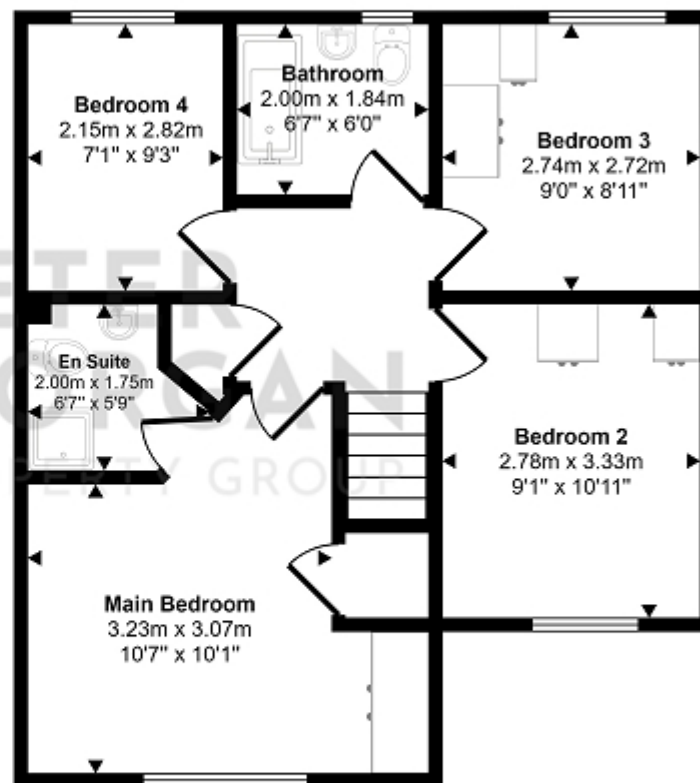




Approx Gross Internal Area
109 sq m / 1171 sq ft




Ground Floor
Approx 57 sq m / 615 sq ft



First Floor
Approx 52 sq m / 556 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+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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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