



**PJC** PAYTON  
JEWELL  
CAINES  
**FOR SALE**  
01656 654 328  
pjchomes.co.uk

Greenfield, Main Road, Coychurch,  
Bridgend. CF35 5HD

£230,000

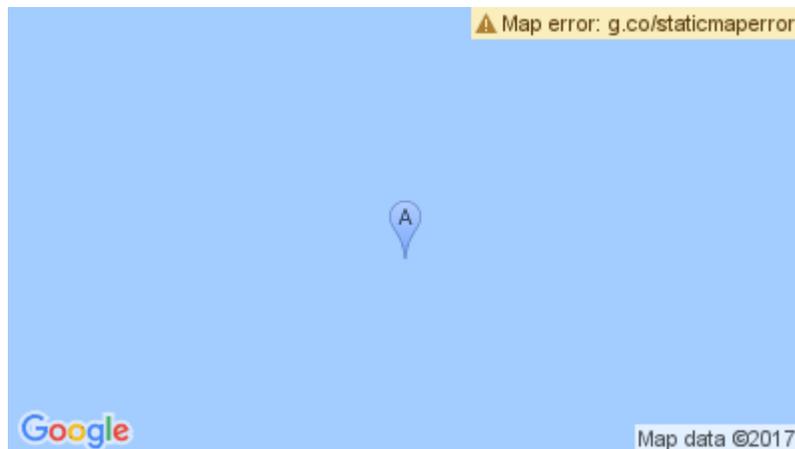
**PJC** PAYTON  
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# Greenfield, Main Road, Coychurch, Bridgend. CF35 5HD

Three bedroom detached house. Accommodation:  
Entrance hall. Two reception rooms. Refurbished  
kitchen/breakfast room. Ground floor bathroom.  
Larger than average gardens. Feature covered decked  
area to rear. Early viewing recommended.

£230,000 - Freehold

- Three bedroom detached house
- Two reception rooms
- Refurbished kitchen/breakfast room
- Downstairs bathroom
- Larger than average gardens
- No chain / EPC=E



## DESCRIPTION

A traditional three bedroom detached character house situated in the village location of Coychurch which has good road access to Bridgend town centre and the M4 corridor. Coychurch features two local public houses, a restaurant and a picturesque village church. Early viewing is highly recommended to fully appreciate this family home.

## ENTRANCE

Access via PVCu woodgrain effect front door, which is part panelled and part frosted double glazed. Leading into entrance hall.

## ENTRANCE HALL

Papered ceiling and walls. Laminate flooring. Radiator. Open plan to understairs area, for coats etc. Wooden balustrade staircase with fitted carpet to first floor.

## LOUNGE (10' 11" x 13' 11") or (3.34m x 4.25m)

Papered and coved ceiling. Papered walls. Laminate tile effect flooring. Focal point is wooden fire surrounds with electric inset fire. Recessed walls. Georgian woodgrain effect PVCu double glazed windows to front. Radiator. Door into refurbished kitchen.

## DINING ROOM (10' 0" x 11' 0") or (3.04m x 3.35m)

Papered and coved ceiling. Papered walls. Laminate flooring continued from hallway. Radiator. Recess area suitable for electric fire. Woodgrain effect Georgian style PVCu double glazed windows to front.

## KITCHEN (11' 7" x 13' 9" max) or (3.54m x 4.19m max)

Skimmed ceiling with inset ceiling lights. Emulsioned walls with decorative tiled splashback areas. Refurbished with a range of wall and base units and complimentary wood effect work surfaces. One unit houses the combi boiler. Built in electric oven and electric hob with chrome extractor hood. Built in dishwasher. One and a half bowl stainless steel single drainer sink unit with mixer tap. Laminate flooring. Wall mounted chrome heated towel rail. Recessed area plumbed for washing machine. Ample space for fridge/freezer. Frosted PVCu double glazed window to rear. Ample space for breakfast table and chairs. PVCu double glazed French doors leading out onto garden.

## GROUND FLOOR BATHROOM (4' 4" x 7' 10") or (1.33m x 2.40m)

Skimmed ceiling. Fully tiled walls with decorative border tiles. Three piece suite in white comprising low level wc, pedestal wash handbasin and panel bath with overhead mains fed shower, shower rail and curtain. Chrome heated towel rail. Laminate flooring. PVCu frosted double glazed window to rear.

## FIRST FLOOR LANDING

Papered ceiling. Access into attic. Papered walls. Fitted carpet. PVCu double glazed window to side. All doors leading off.

## BEDROOM 1 (13' 1" x 10' 0") or (3.98m x 3.04m)

Papered ceiling and walls with picture rail. Fitted carpet. Radiator. Focal point is original decorative wrought iron fireplace. PVCu double glazed woodgrain effect window to front.



## **BEDROOM 2 (12' 2" x 9' 8") or (3.71m x 2.94m)**

Artex and coved ceiling. Papered walls. Exposed and varnished floorboard. Radiator. PVCu woodgrain double glazed window to front.

## **BEDROOM 3 (8' 7" x 11' 3") or (2.62m x 3.42m)**

Papered ceiling and walls. Laminate flooring. Radiator. PVCu double glazed tilt and turn window to rear.

## **OUTSIDE**

Rear garden is enclosed and bounded by wood panel fencing and natural hedgerow to one side. Larger than average rear garden which is mainly laid to lawn. Feature paved patio area from French doors, leading onto decked area with polycarbonate roof and wooden structure (ideal for sitting out in the evening and barbecues). Side access leading to good size front garden which is enclosed by natural stone walls and wrought iron fence. Footpath to front door. Hedging to both neighbouring sides and laid to lawn area.

## **DIRECTIONS**

On entering Coychurch follow the main road to the White Horse public house. The property is the second yellow detached house just past the public house.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

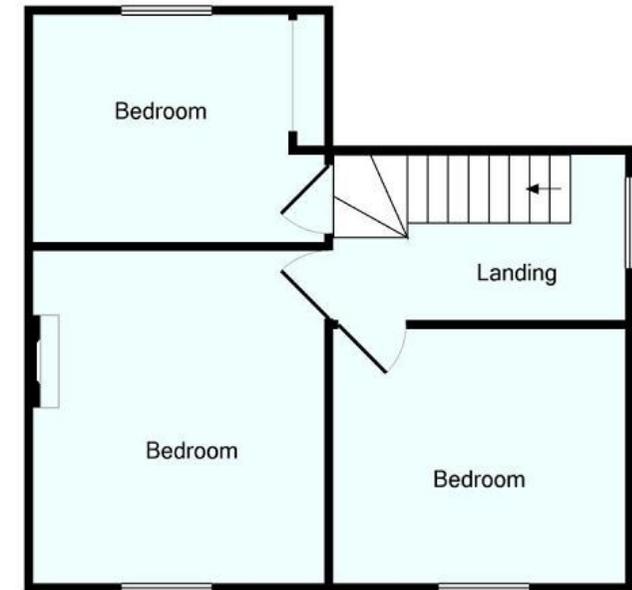
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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