



Orchard Cottage Main Road, Coychurch,  
Bridgend. CF35 5EL

£249,950

**PAJ** PAYTON  
JEWELL  
CAINES

## Orchard Cottage Main Road, Coychurch, Bridgend. CF35 5EL

A well presented traditional three bedroom semi detached house, situated in the picturesque village of Coychurch. The property benefits from two reception rooms, family bathroom, shower room, mature enclosed rear garden, single garage and off road parking. Offered with no ongoing chain.

£249,950

- Traditional three bedroom semi detached
- Lounge & second reception room
- Generous sized kitchen/dining room
- Downstairs shower room, EPC - D
- Family bathroom to first floor
- Driveway & single detached garage



## DESCRIPTION

A traditional three bedroom semi detached house, set within the village of Coychurch which is a village location having a picturesque church, local shop, school and conveniently positioned for the M4 corridor, on a bus route and Bridgend town centre is also close to hand. This delightful property benefits from two reception rooms, downstairs shower room, first floor family bathroom, enclosed garden to rear, single detached garage and driveway. An ideal family home which can be offered with no ongoing chain.

## ENTRANCE

Access via PVCu part glazed front door into entrance porch.

## ENTRANCE PORCH

Skimmed ceiling. Emulsioned walls. Wall light. PVCu double glazed window to front. Quarry tiled flooring. Hardwood glazed door into entrance hallway.

## ENTRANCE HALLWAY

Skimmed ceiling. Emulsioned walls. Double radiator. Staircase leading to first floor. Fitted carpet.

## LOUNGE (16' 1" x 10' 5") or (4.89m x 3.18m)

Papered ceiling. Emulsioned walls. Living flame gas fire set within feature fireplace. PVCu double glazed window to front. Double radiator. Fitted carpet. Glazed hardwood doors into second reception room.

## SECOND RECEPTION ROOM (11' 11" x 10' 6") or (3.64m x 3.19m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to side. PVCu double glazed sliding patio doors to rear. Double radiator. Storage cupboard. Fitted carpet.

## DOWNSTAIRS SHOWER ROOM (7' 11" x 6' 0") or (2.41m x 1.82m)

Skimmed ceiling. Emulsioned walls. Two PVCu frosted double glazed windows to front and side. Three piece suite comprising fully tiled corner shower cubicle with electric shower and shower screen, low level w.c. and pedestal wash hand basin. Double radiator. Ceramic tiled flooring.

## KITCHEN/DINING ROOM (18' 10" x 9' 8") or (5.73m x 2.94m)

Papered ceiling. Emulsioned walls. A range of base and wall units with complementary work surface. Breakfast bar area. Stainless steel single drainer sink unit with mixer tap. Built-in double oven, four ring gas hob and extractor. Plumbing for automatic washing machine and dishwasher. Integrated fridge freezer. Space for additional fridge. Three PVCu double glazed windows to side and rear. PVCu frosted glazed door to rear. Double radiator. Vinyl flooring.

## FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to front. Double radiator. Airing cupboard housing Ideal gas combination boiler. Fitted carpet.

## MASTER BEDROOM (16' 1" x 10' 5") or (4.89m x 3.18m)

Skimmed ceiling. Emulsioned walls. Two PVCu double glazed dual aspect windows to front and rear. Double radiator. Fitted carpet.



## **BEDROOM 2 (10' 7" x 9' 9") or (3.22m x 2.98m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Double radiator. Fitted carpet.

## **BEDROOM 3 (9' 10" x 7' 11") or (2.99m x 2.41m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Double radiator. Fitted carpet.

## **FAMILY BATHROOM (7' 11" x 5' 11") or (2.41m x 1.81m)**

Skimmed ceiling. Extractor fan. Part emulsioned part tiled walls. Three piece suite comprising panelled bath with telephone style mixer tap, low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to front. Double radiator. Heated towel rail. Ceramic tiled flooring.

## **OUTSIDE**

The rear garden is enclosed and bounded by wood panel fencing and mature hedgerow. Mainly laid to lawn with magnolia tree. Side access via wooden gate.

The front garden is enclosed by breeze block wall. Laid to lawn with pathway leading to front door. Outside tap. Driveway offering off road parking for two/three vehicles. Single garage which is accessed via electric roller shutter door.

## **DIRECTIONS**

On entering Coychurch off the dual carriageway the property can be found on the left hand side.

## **NOTE**

Planning permission for extension to the rear of the property. Documents to be checked by solicitors.



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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(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>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(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.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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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)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)