



Heol Cae Tyla , Coychurch, Bridgend. CF35
5HR

£320,000

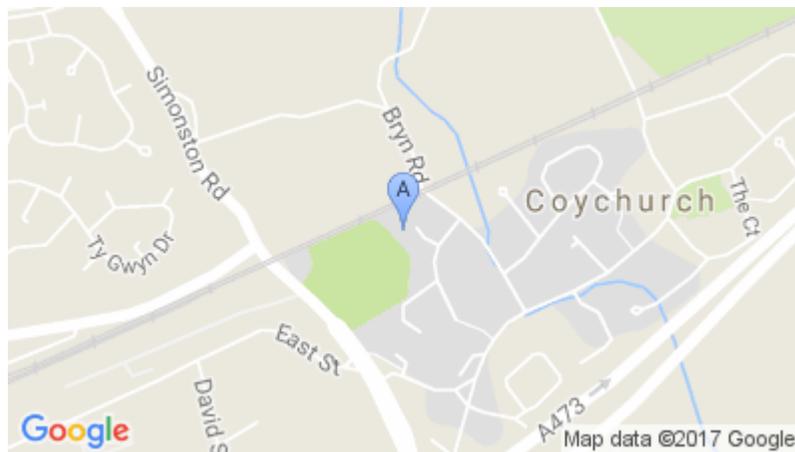
PCJ PAYTON
JEWELL
CAINES

Heol Cae Tyla , Coychurch, Bridgend. CF35 5HR

We are delighted to offer this deceptively spacious extended four bedroom detached house, situated in the village of Coychurch. This property has been well maintained throughout by the current owner and would prove an ideal family home, offered with no ongoing chain. Must be viewed internally.

£320,000 - Freehold

- Deceptively spacious extended detached house
- Four generous sized bedrooms
- Lounge & separate dining room
- Modern fitted kitchen and utility room
- Wet room & family bathroom, EPC - E
- Landscaped gardens, driveway & garage



DESCRIPTION

A deceptively spacious four bedroom extended detached house, situated at the head of the cul-de-sac within the village location of Coychurch which offers a picturesque Church, school and local restaurants/public houses, along with a shop. Coychurch village is within close proximity to Bridgend and the M4 corridor is within a few minutes drive. This property offers spacious living accommodation and benefits from two reception rooms, kitchen and utility room, downstairs wet room and first floor family bathroom, generous sized bedrooms, landscaped gardens, single garage and driveway. Viewing comes highly recommended to fully appreciate what this delightful home has to offer.

ENTRANCE

Access via PVCu front door with fully double glazed frosted units with vertical blinds into entrance porch.

ENTRANCE PORCH

Tongue and groove ceiling. Exposed brick wall. Tiled flooring. Oak door into entrance hallway.

ENTRANCE HALLWAY

Skimmed and coved ceiling. Modern textured wallpaper. Radiator. Staircase leading to first floor. Under stairs storage. Newly fitted carpet.

LOUNGE (25' 5" x 11' 11") or (7.75m x 3.62m)

Skimmed and coved ceiling. Attractive textured modern wallpaper. Focal point to the room is the wooden fire surround, marble hearth and back plate with onset living flame gas fire. PVCu double glazed window set within bay to front with vertical blinds. Radiator. Oak flooring. Wall mounted Flat Screen TV to remain. Attractive mahogany part panelled and part multi glazed double doors with matching side panels into dining room.

DINING ROOM (11' 6" x 11' 3") or (3.50m x 3.44m)

Tongue and groove ceiling. Two velux windows (remote control). Textured walls. PVCu double glazed French doors and matching side screens to rear with vertical blinds. Radiator. Tiled flooring. Double glazed doors into kitchen.

KITCHEN (15' 2" x 8' 2") or (4.62m x 2.50m)

Tongue and groove ceiling. Three velux windows (remote control). Modern fitted kitchen with wall and base units and complementary work surface and decorative splash back areas. One and a half bowl sink with mixer tap. Built-in dishwasher and fridge. Split-level double oven, five ring gas hob, chrome splash back and extractor. Glass display cabinets. PVCu double glazed window and door to rear garden. Radiator. Tiled flooring.

UTILITY ROOM (11' 4" x 10' 8") or (3.46m x 3.26m)

Skimmed ceiling. Emulsioned walls. A range of base and wall units with complementary work surface. Tiling to splash back areas. Plumbing for automatic washing machine. Further space for further appliances. Tiled flooring.

DOWNSTAIRS WET ROOM (7' 4" x 5' 3") or (2.24m x 1.60m)

Skimmed ceiling. Fully tiled walls with decorative border tile. Three piece suite in white comprising double shower unit with Mira shower, low level w.c. and pedestal wash hand basin. Chrome heated towel rail. PVCu frosted double glazed window to side. Tiled flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Modern textured wallpaper. Newly fitted carpet.

FAMILY BATHROOM (7' 11" x 7' 7") or (2.42m x 2.31m)

Artexed ceiling. Fully tiled walls with decorative border tile. Hand basin and w.c. set within unit. Panelled Jacuzzi bath. Storage cupboard with shelving. Chrome heated towel rail. PVCu frosted double glazed window to rear. Tiled flooring.

MASTER BEDROOM (13' 1" x 11' 0") or (3.99m x 3.36m)

Papered ceiling. Papered walls with one wall feature wallpaper. A range of fitted wardrobes, chests of drawers, bedside cabinets and head board all to remain. Built in double door wardrobe. Seated area within chest of drawers underneath window finished with chrome handles. PVCu double glazed window to front elevation boasting spectacular views. Vertical radiator. Fitted carpet.

BEDROOM 2 (11' 6" x 10' 4") or (3.51m x 3.16m)

Artexed ceiling. Papered walls. A range of fitted wardrobes, chest of drawers, bedside cabinets and head board all to remain. Built-in double door wardrobe. Radiator. PVCu double glazed window to rear elevation. Fitted carpet.

BEDROOM 3 (24' 6" x 7' 4") or (7.47m x 2.23m)

Papered ceiling. Loft access. Papered walls. Two radiators. Two PVCu double glazed windows to front and rear elevation boasting spectacular views. Fitted carpet.

BEDROOM 4 (10' 1" x 7' 4") or (3.07m x 2.24m)

Artexed ceiling. Papered walls. Radiator. PVCu double glazed window to front elevation boasting spectacular views. Fitted carpet.

OUTSIDE

The frontage is enclosed by brick wall with neighbouring property. Block paviour driveway offering ample parking for several vehicles. An abundance of shrubs and flowers to border making an attractive feature to the garden. Single garage which is accessed via up and over door. Well established rear garden with mature surrounding hedgerow and trees giving utmost privacy and secluded garden. Elevated position offering spectacular views of surrounding area. Mainly laid to lawn with idyllic areas for garden furniture. Paved patio area. Wood decked area ideal for further garden furniture. An abundance of shrubs and flowers giving colour to the exquisite garden. Double shed to remain. Side access via footpath and gate to both sides.

DIRECTIONS

On entering Coychurch continuing from Bridgend taking the first left onto Bryn Road, next left onto Grange Crescent, first right onto Heol Cae Tyla where the property can be found at the head of the cul-de-sac.



For more photos please see www.pjchomes.co.uk

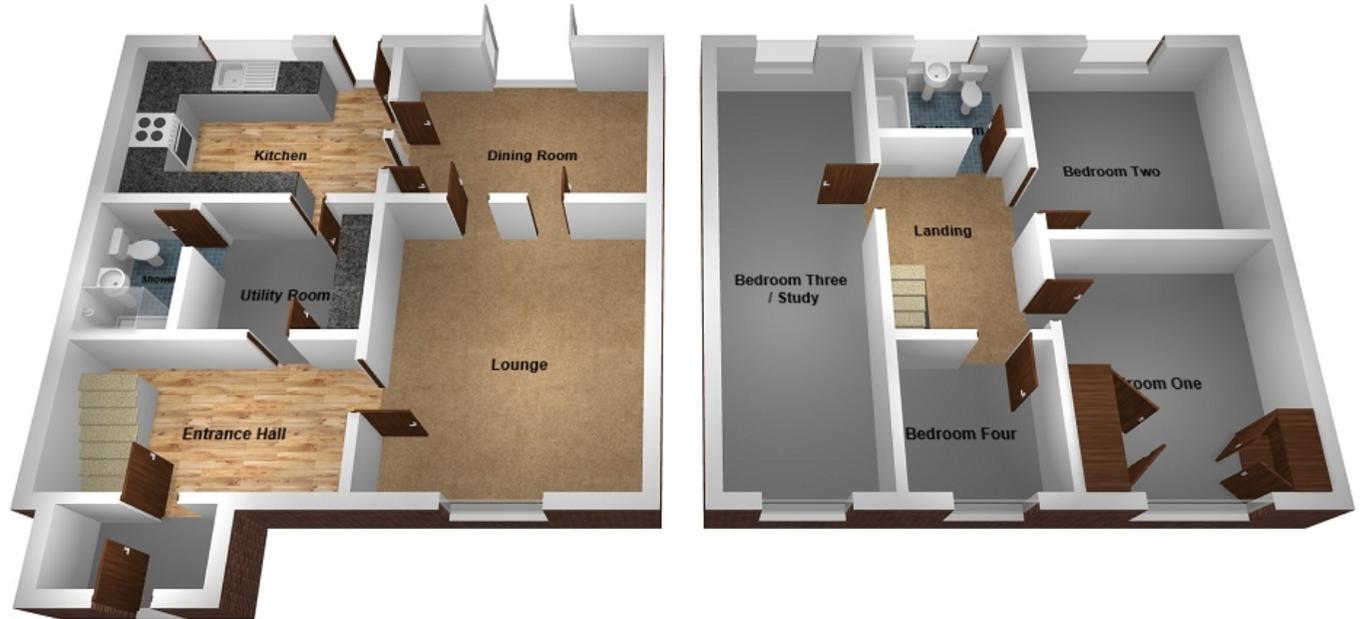
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 (CO₂) 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

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