



Heol Yr Ysgol , Coity, Bridgend. CF35 6BL

£304,950



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A well presented substantial detached BUNGALOW situated in a sought after location of old Coity. The property benefits from lounge, dining room, kitchen/ breakfast room, family bathroom, south facing rear garden, off road parking and garage. Viewing recommended to appreciate this IDEAL FAMILY HOME.

£304,950 - Freehold

- Well Presented 3/4 bedroom detached bungalow
- Sought after location
- Two reception rooms/EPC=D
- Large family bathroom
- Large South facing enclosed rear garden
- Detached single garage/driveway



ENTRANCE

Access via PVCu double glazed door.

ENTRANCE HALL

Artexed and coved ceiling. Wall papered walls with dado rail. One centre light. Smoke detector. Attic access. Radiator. Fitted carpet. Double large storage cupboard. Wall mounted central heating controls.

LOUNGE (15' 10" x 13' 11") or (4.83m x 4.23m)

Artexed and coved ceiling. Papered walls. Fitted carpet. Two double radiators. Fireplace with living flame gas fire. PVCu double glazed window with lead detail to front of property. Four wall lights.

DINING ROOM (13' 11" x 10' 11") or (4.24m x 3.32m)

Artexed and coved ceiling. One centre light. Papered walls. Radiator. Fitted carpet. Raised PVCu double glazed opaque glass window to side of property. PVCu double glazed French doors with side panels and top opening windows overlooking rear garden and countryside views beyond.

KITCHEN/BREAKFAST ROOM (15' 7" x 10' 10") or (4.74m x 3.30m)

Artexed and coved ceiling. One centre light. Part tiled/part papered walls. A range of wall and base units with complementary work top. Ceramic tiled flooring. Storage cupboards. Space for free standing washing machine. Integrated fridge, separate freezer and electric oven. Four ring electric induction hob with overhead cooker hood. One and half bowl ceramic sink with drainer and mixer tap. PVCu double glazed window to rear aspect. Part glazed PVCu door to rear with glazed side panel and top opening window.

BEDROOM 1 (13' 8" x 11' 5") or (4.17m x 3.48m)

Artexed and coved ceiling. One centre light. Emulsioned walls. Fitted wardrobes to remain. Fitted carpet. Radiator. PVCu double glazed window with leaded detail to front of property.

BEDROOM 2 (12' 4" x 10' 5") or (3.77m x 3.17m)

Artexed and coved ceiling. One centre light. Papered walls. Fitted carpet. PVCu double glazed window to side aspect. Radiator.

BEDROOM 3 (12' 4" x 9' 0") or (3.77m x 2.74m)

Artexed and coved ceiling. One centre light. Papered walls. Fitted carpet. PVCu double glazed window to side aspect. Radiator.

BATHROOM (10' 8" x 8' 11") or (3.25m x 2.71m)

Artexed ceiling. Part tiled/part emulsioned walls. Ceramic tiled flooring. Four piece suite comprising low level w.c. bidet, panelled bath, separate fully tiled shower enclosure with mains fed shower and sliding glass door and wash hand basin set within vanity unit. Radiator with built in heated towel rail. PVCu double glazed opaque glass window to side aspect.

ATTIC

Loft ladder, partially boarded with light. Gas combination boiler.



OUTSIDE

South facing garden bounded by breeze block wall. Rear garden is laid mainly to lawn with path. Borders for mature planting. Large patio area behind garage. Single detached garage with pedestrian door, PVCu double glazed window and up and over door. Side access to driveway via wrought iron gates. The front of property is bounded by breeze block wall, large lawn with borders for planting. Driveway accessed via wrought iron gates and parking for numerous vehicles.

DIRECTIONS

From Bridgend town take the dual carriageway to Coity roundabout, at the roundabout take the fourth exit onto Heol Spencer, continue along to the second set of traffic lights, turn left into old Coity, continue along the road turn left onto Heol Y Eglwys, follow the road round leading to Heol Y Ysgol and the property can be found on the right hand side.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ 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 (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.



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