



Oak Terrace, Coytrahen, Bridgend . CF32
ODY

£139,950



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DECEPTIVELY SPACIOUS three bedroom mid terrace CHARACTER COTTAGE comprising entrance porch, lounge/diner with inglenook fireplace and wood burner, kitchen/breakfast room, utility, three DOUBLE bedrooms, FOUR PIECE family bathroom suite, low maintenance front and rear gardens.

£139,950 - Freehold

- Three bedroom mid terrace character cottage
- Lounge/diner with multi fuel burner
- Kitchen/breakfast room/EPC - C
- Utility room/Four piece family bathroom
- Three double bedrooms
- Rear lane access
- Low maintenance front and rear gardens



DESCRIPTION

A deceptively spacious three bedroom mid terrace character cottage within the sought after location of Coytrahen. The property benefits from lounge/diner with feature original stone walls, inglenook fireplace with multi fuel burner, good sized kitchen/breakfast room, three double bedrooms to first floor, large four piece family bathroom which includes separate shower enclosure, PVCu double glazing and central heating via gas combination boiler. Rear courtyard garden with rear lane access for vehicles.

The village of Coytrahen is a short drive to junction 36 of the M4 where you will find McArthur Glen designer outlet, Sainsburys and the Odeon cinema. Coytrahen benefits from a local community hall which offers events for locals every month and also benefits from a local public house "The Nicholls Arms". Coytrahen is also a short drive from Bridgend town centre where you will find all facilities and amenities. Tondu train station is within a 5 minute drive and 20 minute walk. Internal viewing highly recommended to fully appreciate this character cottage which offers good sized accommodation.

ENTRANCE

Via part glazed PVCu door into entrance porch with plaster boarded ceiling, emulsioned walls, two PVCu double glazed windows to side aspect. Oak door into the lounge/dining room.

LOUNGE / DINING ROOM (21' 3" x 13' 11") or (6.48m x 4.24m)

Skimmed ceiling, two centre lights, emulsioned walls with two stone feature walls. The focal point of the room is the inglenook fireplace with working multi fuel burner set within solid stone hearth. Either side of the chimney breast are two storage cupboards with shelving below which add to the character of the room. Two PVCu double glazed windows to the front aspect. Wood effect laminate flooring. Radiator to the dining room area, door way through to kitchen and staircase to the first floor with fitted carpet.

KITCHEN/BREAKFAST ROOM (14' 3" x 9' 6") or (4.34m x 2.90m)

Via two steps down from the lounge/dining room. Skimmed ceiling, one centre light, part tiled/ part emulsioned walls, radiator, ceramic tiled flooring, PVCu double glazed window to rear aspect and PVCu part glazed stable door to the rear courtyard garden. A range of wall and base units in shaker style cream with display dresser. Breakfast bar area that will seat three. Space for freestanding fridge/freezer. Eight ring gas burner cooker to remain with stainless steel and glass cooker hood. Integrated dishwasher. Door way through to utility room.

UTILITY (9' 6" x 4' 11") or (2.89m x 1.49m)

Skimmed ceiling with one centre light, emulsioned walls, plumbing for washing machine, PVCu double glazed window to rear aspect, ceramic tiled floor and carpeting.

FIRST FLOOR LANDING

Via staircase with fitted carpet and open balustrade. Skimmed ceiling with one centre light and emulsioned walls.

BEDROOM 1 (13' 10" x 10' 11") or (4.21m x 3.33m)

Papered and emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 2 (14' 7" x 9' 8") or (4.45m x 2.94m)

Skimmed ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.



BEDROOM 3 (10' 8" x 8' 0") or (3.25m x 2.44m)

Papered, emulsioned and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, storage cupboard housing gas combination boiler and fitted carpet.

FAMILY BATHROOM (10' 8" x 6' 9") or (3.24m x 2.07m)

Tongue and groove wood ceiling with coving, four modern down lights, part tiled/part emulsioned walls, PVCu double glazed window with frosted glass to rear aspect. Four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and handheld shower attachment, separate fully tiled shower enclosure with mains fed shower and sliding glass doors. Wall mounted heated towel rail and radiator. Ceramic tiled flooring.

OUTSIDE

The rear courtyard garden is bounded by breeze block walling, wrought iron gate gives access to rear lane.

The front of the property is bounded by natural stone walling and wood panel fencing. Laid mainly to decorative chipping's. Wooden garden gate gives access to the property and footpath that leads to the front door.

DIRECTIONS

From Bridgend town take Tondu Road to the Aberkenfig roundabout, take the second exit, continue through the traffic lights onto Maesteg Road, continue along until you enter the village of Coytrahen and Oak Terrace Cottages can be found on your left hand side.



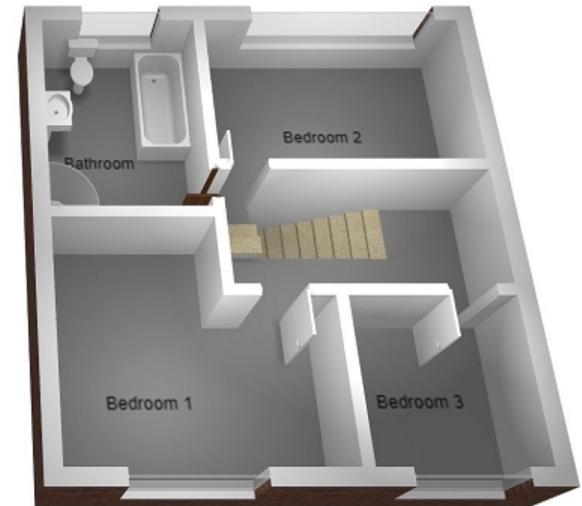
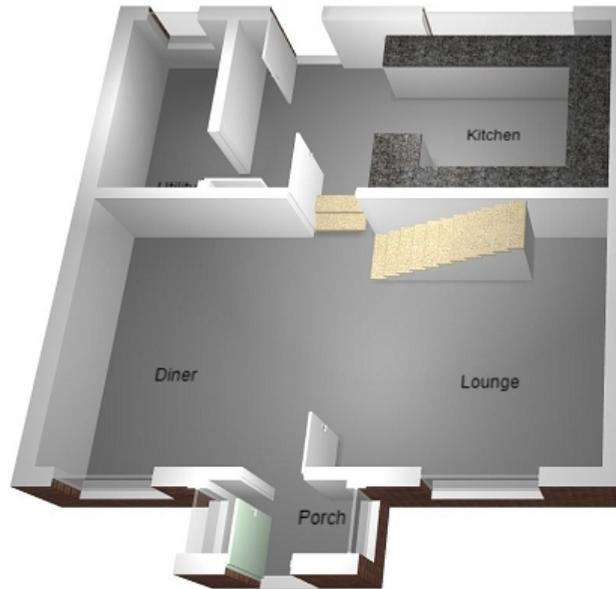
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.



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