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The Rectory, Heol Cae Tyla Heol Cae Tyla,
Coychurch, Bridgend County. CF35 5HR

£379,000

PJC PAYTON
JEWELL
CAINES

The Rectory, Heol Cae Tyla Heol Cae Tyla, Coychurch, Bridgend County. CF35 5HR

We are delighted to offer for sale this deceptively spacious extended four bedroom DETACHED house situated in the village of Coychurch. The property benefits from an entrance hall, two reception rooms, dining room, kitchen with utility, CONSERVATORY, downstairs shower room and first floor bathroom, enclosed rear garden, driveway parking and GARAGE. IDEAL FAMILY HOME. "N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request".

£379,000 - Freehold

- Extended four bedroom detached house
- Four generous size bedrooms
- Lounge and separate dining room



DESCRIPTION

A deceptively spacious four bedroom extended detached house, situated 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 shower room and first floor family bathroom, generous sized bedrooms, enclosed rear garden, garage and driveway. Viewing comes highly recommended to fully appreciate what this delightful home has to offer.

"In accordance with our clients charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming".

ENTRANCE

Via part glazed and frosted PVCu door with glazed side panel into the entrance porch.

ENTRANCE PORCH

Emulsioned ceiling with centre light, emulsioned walls, skirting, two walls with exposed brick, tiled flooring and PVCu frosted double glazed window overlooking the side of the property. Doors leading into the entrance hall and reception room two.

ENTRANCE HALL

Artexed ceiling with centre light, smoke alarm, papered walls, skirting, radiator and laminate flooring. Stairs leading to the first floor with under stairs storage and doors leading into the lounge and conservatory.

LOUNGE (24' 10" x 11' 10") or (7.56m x 3.61m)

Artexed and coved ceiling with two sets of ceiling lights, emulsioned walls with one feature papered wall, skirting and fitted carpet. Two radiators, PVCu double glazed window overlooking the front of the property and PVCu double glazed door leading into the conservatory.

CONSERVATORY (15' 11" max x 9' 9" max) or (4.86m max x 2.98m max)

Perspex roof with centre light, emulsioned walls, skirting, exposed brick walls and dwarf wall with surrounding PVCu double glazed windows and PVCu French doors leading to the rear garden. Tiled flooring, two wall mounted lights and radiator.

DINING ROOM (12' 0" max x 9' 11" max) or (3.66m max x 3.01m max)

Emulsioned and coved ceiling, papered walls, skirting, laminate flooring, two wall mounted lights, radiator and doorway leading into storage space with shelving. Opening leading into the kitchen.

INNER HALLWAY (9' 8" max x 5' 3" max) or (2.94m max x 1.60m max)

Artexed ceiling with ceiling rose and centre light, papered walls, skirting, radiator and fitted carpet. Arch opening into the kitchen and fitted storage matching the kitchen.



KITCHEN (10' 6" x 10' 2") or (3.21m x 3.10m)

Artexed ceiling with centre strip light, emulsioned walls, tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in light cream with complementary chrome handles and wood effect roll top work surfaces. Inset stainless steel sink with chrome mixer tap, space for large cooker with black extractor hood above, space for freestanding fridge/freezer and integrated dishwasher. Large PVCu double glazed window overlooking the rear of the property. Door leading into the utility room.

UTILITY ROOM (13' 6" x 4' 11") or (4.11m x 1.50m)

Artexed ceiling with centre strip light, papered walls with dado rail, skirting, radiator and a continuation of the tiled flooring. Frosted composite door leading to the rear garden. Work top with space and plumbing for under counter appliances. Wall units matching the kitchen with built in storage.

DOWNSTAIRS SHOWER ROOM (9' 5" x 4' 11") or (2.87m x 1.50m)

Artexed ceiling with centre light, emulsioned walls with two walls tiled, skirting, tiled flooring, wall mounted chrome towel rail radiator and two PVCu frosted double glazed windows to the front and side of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and glass shower enclosure with overhead electric shower.

INNER HALLWAY

Artexed ceiling, emulsioned walls, skirting, fitted carpet and doorway leading into reception two.

RECEPTION ROOM 2 (17' 8" x 8' 10") or (5.39m x 2.69m)

Artexed and coved ceiling with centre strip light, emulsioned walls, skirting, fitted carpet, electric consumer box, radiator, PVC double glazed window overlooking the front of the property and door leading into the entrance porch.

LANDING

Via stairs with fitted carpet and handrail. Artexed and coving ceiling with centre light, smoke alarm and loft access, papered walls, skirting and a continuation of the fitted carpet.

BEDROOM 1 (24' 8" x 8' 9") or (7.53m x 2.67m)

Papered and coved ceiling with two pendant lights, papered walls, skirting, fitted carpet, two radiators, PVCu double glazed windows overlooking the front and rear of the property and a frosted PVCu double glazed window overlooking the side of the property.

BEDROOM 2 (11' 6" max x 10' 1" max) or (3.50m max x 3.07m max)

Papered ceiling with centre pendant light, papered walls, skirting, fitted carpet, two double built in wardrobes with louvre doors, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (13' 0" max x 10' 11" max) or (3.97m max x 3.33m max)

Papered ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in double wardrobes with clothes rail and shelving.



BEDROOM 4 (9' 11" max x 7' 7" max) or (3.01m max x 2.32m max)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls with dado rail, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in frame for wardrobe space over the bulk head stairs with hanging rail and shelving.

BATHROOM (8' 3" max x 8' 0" max) or (2.51m max x 2.43m max)

Textured ceiling with centre light, aqua panels around the bath and splash back areas, papered walls, skirting, vinyl flooring and doorway leading into the airing cupboard housing the boiler. Wall mounted radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with overhead shower and glass screen.

OUTSIDE

Enclosed rear garden with a small decked area, side access to both sides of the property, areas laid to lawn and further area laid to paving slabs leading onto the garage with a gate leading to a further patch with access to the garage via a side door.

Off road parking to the front of the property for two/three vehicles, the remainder of the garden is laid to lawn with paved areas leading to the front door and side access.


NOTE

There are some special conditions of sale which can be viewed at our office.

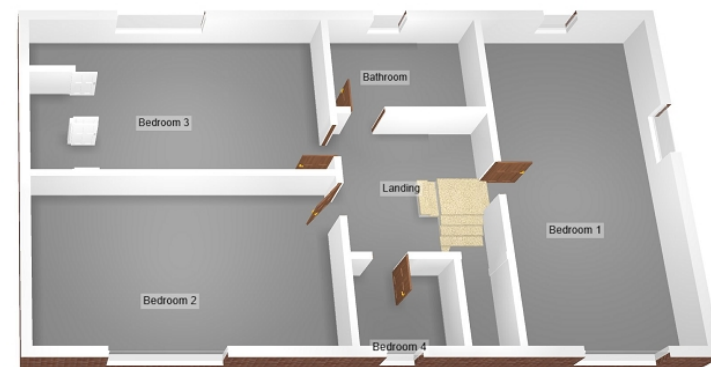
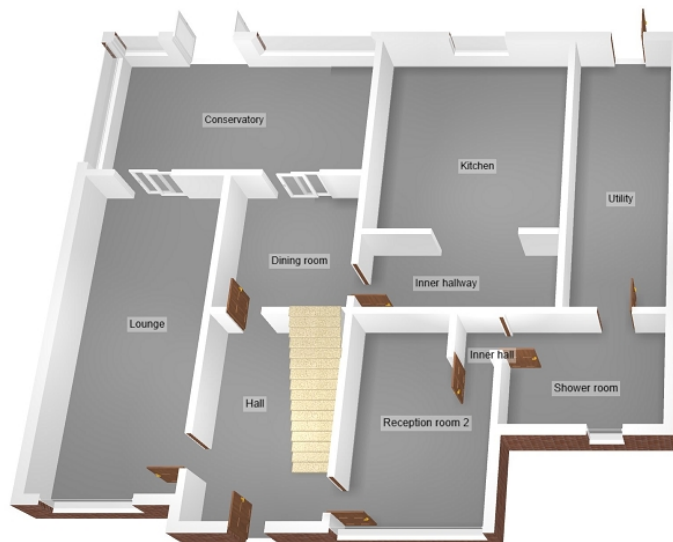


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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