

Payton  
Jewell  
Caines



Heol Yr Ysgol , Coity, Bridgend. CF35 6BL

£375,000

**PJC** PAYTON  
JEWELL  
CAINES

# Heol Yr Ysgol , Coity, Bridgend. CF35 6BL

A well presented substantial detached BUNGALOW situated in the sought after location of Coity Village. The property benefits from lounge, dining room, kitchen/breakfast room, 3/4 bedrooms, family bathroom, south facing rear garden, off road parking and garage. Viewing recommended to appreciate this IDEAL FAMILY HOME.

£375,000 - Freehold

- Well Presented 3/4 bedroom detached bungalow
- Sought after location with beautiful views to the rear
- Two reception rooms / EPC=D, Council tax band - G
- Large family bathroom
- Large South facing enclosed rear garden
- Detached single garage/driveway



## DESCRIPTION

A well presented substantial detached BUNGALOW situated in a sought after location of old Coity and overlooking farmland to the rear. The property benefits from flexible accommodation with lounge, dining room, kitchen/breakfast room, 3/4 bedrooms, family bathroom, south facing enclosed rear garden, off road parking and garage. Superb farmland views to the rear. Viewing recommended to appreciate this IDEAL FAMILY HOME.

## ENTRANCE

Access via PVCu double glazed door.

## ENTRANCE HALL

Textured and coved ceiling. Papered walls with feature dado rail. One centre light. Smoke detector. Attic access. Radiator. Fitted carpet. Large storage cupboard. Wall mounted central heating controls.

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

Textured and coved ceiling. Papered walls. Fitted carpet. Two double radiators. Feature fireplace with electric fire. PVCu double glazed window with lead detail to front of property. Four wall lights.

## DINING ROOM/BEDROOM 4 (13' 11" x 10' 11") or (4.24m x 3.32m)

Textured 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 high level opening windows overlooking rear garden and countryside views beyond.

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

Textured and coved ceiling. One centre light. Part tiled/part papered walls. A range of wall and base units in pine 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)

Textured 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)

Textured 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)

Textured 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)

Textured ceiling. Emulsioned, tiled and aqua panelled walls. Ceramic tiled flooring. Three piece suite comprising low level w.c., separate shower enclosure with mains fed shower and glass screen 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

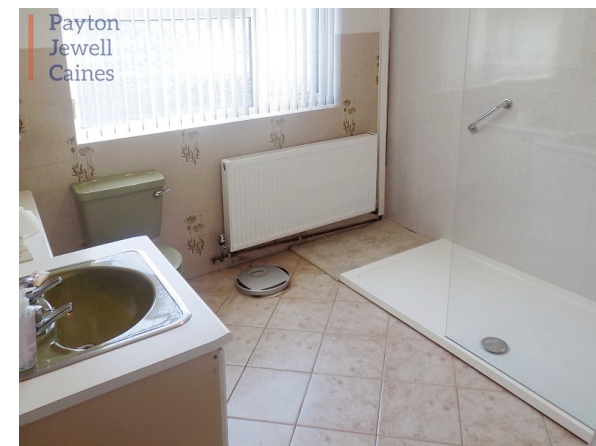
South facing garden bounded by breeze block wall. Rear garden is laid mainly to lawn with path. Borders for mature planting. Large patio area behind garage. Side access to driveway via wrought iron gates. The front of property is bounded by breeze block wall, large lawn with borders for planting. Driveway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

## GARAGE

Single detached garage with door to a further storage area, PVCu double glazed window and up and over door.


## 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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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