

Payton  
Jewell  
Caines



Glebeland Close, Coychurch, Bridgend,  
Bridgend County. CF35 5HE

£375,000

 PAYTON  
JEWELL  
CAINES

# Glebeland Close, Coychurch, Bridgend, Bridgend County. CF35 5HE

Five bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, downstairs w.c. CONSERVATORY, five bedrooms, family shower room, enclosed South facing rear garden, INTEGRAL SINGLE GARAGE with good off road parking. Viewing is recommended.

£375,000 - Freehold

- Generous five bedroom semi detached house
- Integral garage with good off road parking
- Sought after village of Coychurch
- Enclosed South facing rear garden with Jacuzzi and summer house
- Good size conservatory to the rear
- Four double bedrooms plus one single
- EPC - D / Council tax -



## DESCRIPTION

Introducing this five bedroom semi detached house situated in the village location of Coychurch which has good road access to Bridgend town centre and the M4 corridor. Coychurch features two local public houses, a restaurant and a picturesque village church. The property benefits from two reception rooms, downstairs w.c. conservatory, South facing rear garden with summer house, single garage and good off road parking. Viewing is recommended.

## ENTRANCE

Via external porch into the entrance hall via a part frosted glazed PVCu front door with side frosted glazed panels.

## ENTRANCE HALL

Emulsioned ceiling, papered walls, skirting and fitted carpet. Under stairs storage cupboard and door through to the lounge.

## LOUNGE (15' 11" x 12' 8") or (4.85m x 3.85m)

Overlooking the front of the property via PVCu double glazed bow window and finished with emulsioned and coved ceiling with central ceiling rose, papered walls, skirting and fitted carpet. Feature fireplace housing a recess multi fuel burner with a marble hearth, back plate and mantle. Double glazed oak bi-fold doors into the dining room.

## DINING ROOM (19' 0" x 10' 7") or (5.80m x 3.22m)

Finished with emulsioned and coved ceiling, two ceiling roses, papered walls, skirting and fitted carpet. PVCu sliding patio doors leading into the conservatory and a PVCu window looking into the conservatory and a door leading back to the hallway. Door and step down into the kitchen.

## KITCHEN (12' 10" x 11' 2") or (3.90m x 3.40m)

PVCu double glazed window overlooking the rear with a fitted roller blind and PVCu double glazed window leading into the conservatory. Finished with emulsioned ceiling, central spot lights, emulsioned walls, skirting and wood effect flooring. A range of low level and wall mounted kitchen units in high gloss cream with brushed chrome handles and a complementary granite work surface with splash back up stand. Inset one and half basin sink with mixer tap, Range cooker to remain, integrated fridge and freezer, plumbing and space for automatic washing machine and dishwasher. Built in extractor hood and wall mounted heated chrome towel rail.

## DOWNSTAIRS W.C.

Emulsioned ceiling, full height ceramic tiles to the wall and to the floor. Two piece suite in white comprising w.c. and wash hand basin.

## GARAGE (20' 4" x 11' 2") or (6.20m x 3.40m)

Via integral door. Electric door, power and light and wall mounted Worcester gas fired combination boiler.

## CONSERVATORY (18' 4" max x 13' 5") or (5.60m max x 4.10m)

L-shaped room with anti glare polycarbonate roof, central light fitting and fan, rear aspect PVCu double glazing with fitted roller blinds, PVCu sill and ceramic tiles to the floor. Two radiators with oak covers and double glazed French doors leading out to the rear garden.



## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via a pull down ladder and an additional fitted storage cupboard.

### **BEDROOM 1 (14' 5" x 9' 10") or (4.40m x 3.0m)**

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, papered walls, skirting and fitted carpet.

### **BEDROOM 5 (7' 10" x 8' 8") or (2.40m x 2.65m)**

Overlooking the front via PVCu double glazed window and finished with coved ceiling, papered walls, skirting and fitted carpet.

### **BEDROOM 2 (10' 8" x 13' 1") or (3.25m x 4.0m)**

Overlooking the rear via PVCu double glazed window and finished with emulsioned and coved ceiling, papered walls and fitted carpet.

## SHOWER ROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and large quadrant style shower with sliding glazed doors housing a plumbed shower and a wall mounted heated chrome towel rail.

### **BEDROOM 3 (11' 4" x 10' 6") or (3.45m x 3.20m)**

L shaped room overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls and wood effect flooring.

### **BEDROOM 4 (11' 6" x 10' 6") or (3.50m x 3.20m)**

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## OUTSIDE


Enclosed South facing rear garden laid to patio with artificial lawn, central water feature with raised beds and rear storage shed. Brick built summer house with French doors, wood panelled walls and central light fittings. External power. Enclosed external timber housing the hot tub with rear raised beds. Outside tap and side gated access to the front of the property.

Enclosed low maintenance front garden laid to artificial grass with feature raised beds and patio, block pavia driveway suitable for parking up to three cars.



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>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)