

Payton
Jewell
Caines



West Road, Bridgend, Bridgend County.
CF31 4HD

£600,000

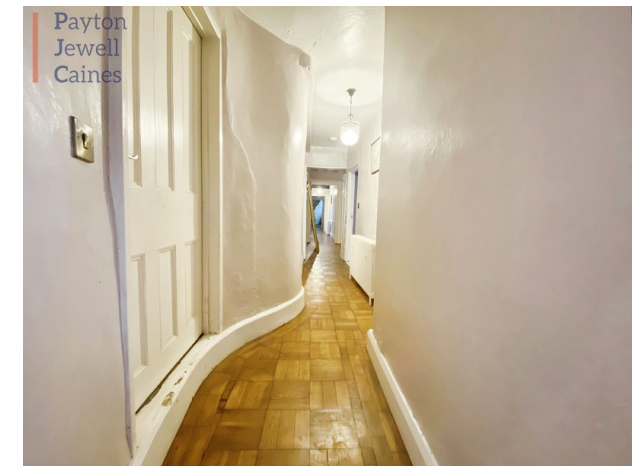
PJC PAYTON
JEWELL
CAINES

West Road, Bridgend, Bridgend County. CF31 4HD

Charming 17th century six bedroom detached cottage comprising four reception rooms, six double bedrooms, gym, kitchen / breakfast room, laundry room, en-suite and driveway. Period features throughout. MUST BE VIEWED.

£600,000

- Impressive Grade II listed detached cottage
- Six double bedrooms
- Four / five reception rooms
- Gym / studio room to the rear
- Charming period features throughout
- Council Tax - G / EPC - D



DESCRIPTION

Introducing this beautiful 17th century cottage situated on a sought after road close to Bridgend town centre giving access to the mainline train station, bus station, food and retail outlets.

The property retains many period features and provides generous family accommodation arranged over 3 floors and offers further potential to unlock the charm within the cottage. The historic detached home is Grade II listed so any planned works at the property will need to be agreed in detail with the local planning department.

There is ample driveway parking to the front, a private rear courtyard and elevated lawn and dining area.

Key features

6 bedroom detached period cottage on a 0.21 acre site

Grade II Listed

Low flood risk

Walking distance to Bryntirion Comprehensive School

ENTRANCE

Via a wooden door into inner porch with emulsioned ceiling and walls, quarry tiled floor. Aluminium glazed door with glazed side panels leading to the entrance hall.

ENTRANCE HALL (15' 6" x 7' 5") or (4.72m x 2.27m)

Wooden beam ceiling, emulsioned stone walls, panelling and picture rail, oak beams throughout, original stained glass windows, feature curved walls and wooden parquet flooring. Doors leading off. Wooden staircase leading up to first floor.

RECEPTION 1 (15' 10" x 11' 6") or (4.83m x 3.51m)

Emulsioned ceiling with emulsioned beams, emulsioned walls, two bay windows to the front with wooden panelled shutters, inglenook fireplace with log burner, radiator and wooden flooring. Built in storage.

DINING ROOM (14' 9" x 9' 11") or (4.50m x 3.03m)

Emulsioned ceiling with exposed beams, emulsioned walls, leaded bay window overlooking the front with wooden shutters, inglenook fireplace, radiator and wood flooring. Open feature storage area.

NOTE

Doors to the reception rooms are all original panelled doors.

LOUNGE (18' 8" x 11' 2") or (5.68m x 3.41m)

Emulsioned ceiling with exposed beams, emulsioned walls, large leaded bay window overlooking the front with wooden shutters, small panelled stained glass original window overlooking the rear garden, stone fireplace and laminate wood effect flooring. Entrance door leading to traditional storage with side stained glass windows with original flagstones.



KITCHEN/DINER (26' 5" x 8' 11") or (8.06m x 2.71m)

Emulsioned ceiling with Velux windows, selection of spot lights, pendant light, two bay sash style windows with shutters overlooking the rear of the property, emulsioned walls with tiling to splash back areas and tiled flooring. Vintage shaker style black base units with matching wall units and granite effect work surface. Range cooker and Belfast sink. Leading through to utility area.

UTILITY AREA

Access via wooden barn door to the side of the property and laundry room. Additional door leading out to side garden.

LAUNDRY ROOM (13' 7" x 9' 10") or (4.14m x 3.0m)

Emulsioned ceiling with inset spot lights, emulsioned walls, radiator and slate effect tiled flooring. Base unit with Belfast sink and space and plumbing for washing machine. Walk in storage cupboard. Split barn door leading to the bottom tiered low maintenance garden.

STUDY (12' 2" x 9' 5") or (3.72m x 2.87m)

Skimmed ceiling, emulsioned walls, wood effect laminate flooring, radiator and window overlooking rear garden. Door leading out to the rear. Arch way accessing the kitchen/diner.

DOWNSTAIRS W.C. (6' 2" x 5' 4") or (1.87m x 1.62m)

Emulsioned ceiling and walls, inset spot lights, obscured glass window overlooking the rear of the property. High level vintage Victorian style WC and sink.

FIRST FLOOR LANDING

Emulsioned ceiling and walls, exposed beams, box light, fitted carpet and radiator. Ample storage area.

BEDROOM 4 (13' 2" x 11' 6") or (4.02m x 3.51m)

Overlooking the front of the property via original leaded bay window with wooden panelled shutters and finished with emulsioned ceiling and walls and wood stripped floorboards. Built in storage and wooden door to access a beautiful hidden spiral staircase leading to the attic which could be converted to a lounge and bedroom.

LOFT ROOM (18' 4" x 11' 8") or (5.60m x 3.56m)

Exposed beams, windows to front and rear, papered ceiling, emulsioned walls, combination boiler and power.

MASTER BEDROOM (16' 0" x 10' 7") or (4.87m x 3.23m)

Large window overlooking the rear of the property, emulsioned ceiling with chandelier, emulsioned walls with picture rail, exposed wood flooring and radiator. Wooden door leading to the en suite.

EN SUITE (10' 6" x 7' 9") or (3.21m x 2.35m)

Emulsioned ceiling with inset spot lights, part emulsioned / part tiled walls, large window overlooking the rear garden and tiled flooring. Four piece suite comprising freestanding bath with chrome mixer tap and shower hose, wash hand basin, w.c. and enclosed shower with glass screen.



FAMILY BATHROOM (11' 0" x 7' 9") or (3.35m x 2.37m)

Emulsioned ceiling with inset spot light and exposed beams, part tiled / part emulsioned walls, slate tiled flooring, box bay window with storage to the front of the property with the original shutters. Three piece suite comprising curved bath with centre chrome tap, vanity unit with built in wash hand basin with chrome mixer tap, w.c. and separate shower cubicle with waterfall shower and towel rail.

BEDROOM 5 (16' 8" x 10' 10") or (5.08m x 3.29m)

Emulsioned ceiling with exposed beams, emulsioned walls, wooden flooring, two box bay windows overlooking the front of the property with the original shutters. Built in wardrobes.

BEDROOM 3 (20' 2" x 7' 6") or (6.15m x 2.29m)

Emulsioned ceiling with painted beams, emulsioned walls, fitted carpet, radiator, PVCu fully glazed obscured door leading onto a wooden bridge leading into the studio/gym. Built in storage and PVCu double glazed window overlooking the rear garden. Additional door leading to top tier of the rear garden

SECOND FLOOR LANDING

Wooden stairs leading to a further two double bedrooms with painted original stone wall.

BEDROOM 2 (18' 1" x 17' 3") or (5.51m x 5.25m)

Emulsioned vaulted ceiling with inset spot lights and exposed beams, panelled walls, fitted carpet, Velux window overlooking the rear and window overlooking the front. Built in wardrobe to remain.

BEDROOM 6 (15' 9" x 7' 5") or (4.80m x 2.26m)

Vaulted ceiling, Velux window to the rear, emulsioned and papered ceiling and painted stone walls with stripped wooden flooring.

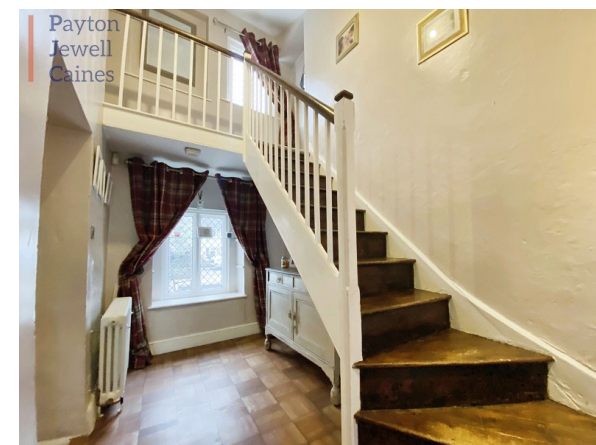
GYM

Vaulted ceiling with exposed beams, two doors access the gym one from the bedroom, steel framed glass panelled door to the rear garden.

OUTSIDE


Enclosed and private rear garden bound by stone wall, tiered garden with patio area to the top tier, path laid to lawn with raised borders and mature shrubs, Steps leading down with wrought iron railings to a low maintenance graveled area with power, outside tap and outside lighting. Two access points with steps leading to the side gate.

Ample off road parking to the front with wrought iron double gates leading to both sides of the property onto the gravel driveway with parking for approximately four vehicles, bound by stone wall, raised borders with mature shrubs and a pond. Stone wall with arched gate leading to the rear garden and storage.



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		75
(55-68) D	56	
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk