

Payton
Jewell
Caines



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

£287,500

PJC PAYTON
JEWELL
CAINES

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

Detached BUNGALOW comprising entrance hall, open plan lounge/diner, kitchen, three double bedrooms, CONSERVATORY, bathroom, generous enclosed rear garden overlooking farmland, single GARAGE and front and rear gardens. Requires modernisation. Sold with no onward chain.

£287,500 - Freehold

- Three bedroom detached bungalow
- Conservatory to the rear
- Outstanding farmland views to the rear
- Single garage with good off road parking
- Requires full modernisation throughout
- Sold with no onward chain
- EPC - D / Council tax - F



DESCRIPTION

Introducing this detached three bedroom BUNGALOW comprising entrance hall, open plan lounge/diner, kitchen, three double bedrooms, CONSERVATORY, bathroom, generous enclosed rear garden overlooking farmland, single GARAGE and front and rear gardens. Requires modernisation. Sold with no onward chain.

ENTRANCE

Via glazed timber door into the entrance hall.

ENTRANCE HALL

Central light pendant, papered walls, skirting and original wood block flooring. Radiator and doorway through to the lounge. Access to loft storage.

LOUNGE (13' 9" x 12' 8") or (4.20m x 3.85m)

Overlooking the front of the property via a large PVCu double glazed bow window with fitted vertical blinds, curtains and pole, central ceiling rose, central light pendant with matching wall lights and coving. Papered walls, skirting and fitted carpet. Feature stone work to the mantle and surround with a ceramic hearth. Square archway through to the dining room.

DINING ROOM (10' 6" x 8' 2") or (3.20m x 2.50m)

Overlooking the side via PVCu double glazed window with curtain pole to remain, central ceiling rose and light pendant, coved ceiling, papered walls, feature stonework, skirting and fitted carpet.

KITCHEN (12' 10" x 9' 6") or (3.90m x 2.90m)

Overlooking the side of the property via PVCu double glazed window and a part frosted glazed PVCu door leading out to the side and finished with recessed LED spot lights, exposed mock oak beams, feature stonework, ceramic tiles to the splash back and ceramic tiled flooring. A range of low level and wall mounted kitchen units in oak with a roll top work surface housing a triple circular sink with mixer tap. Space for fridge/freezer, plumbing for washing machine, space for cooker, built in overhead extractor hood and space for further under counter appliance. Floor mounted Ideal Mexico boiler with a fitted storage cupboard housing the hot water tank.

BATHROOM

PVCu frosted glazed window to the side with a fitted venetian blind, central light pendant, full height ceramic tiled walls and vinyl flooring. Three piece suite comprising w.c. wash hand basin and bath. Wall mounted bathroom cabinet and radiator.

BEDROOM 3 (8' 8" x 9' 10") or (2.65m x 3.00m)

Overlooking the side via a PVCu double glazed window with a fitted venetian blind and finished with central light fitting, coved ceiling, papered walls with half height feature border, skirting and fitted carpet.

BEDROOM 1 (13' 7" x 9' 10") or (4.15m x 3.00m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with central light pendant, coved ceiling, a mix of artexed and wood panelled walls, skirting and fitted carpet.



BEDROOM 2/RECEPTION 2 (12' 4" x 11' 10") or (3.75m x 3.60m)

Aluminium casement sliding patio doors leading into the conservatory, central light pendant with matching wall lights, wooden tongue and groove ceiling, coving, a mix of papered and wood panelled walls, skirting and fitted carpet.

CONSERVATORY (8' 2" x 12' 2") or (2.50m x 3.70m)

Sloping glazed roof, three aspects of double glazed aluminium floor to ceiling casement windows and sliding patio door to the rear, fitted carpet and wooden tongue and groove walls.

OUTSIDE


Enclosed rear garden overlooking farmland to the rear comprising block pavia patio leading to large patio and elevated sitting area to the rear, lawn and raised area of Cotswold stone. To the side is a storage cupboard and a door leading into the single garage with a traditional up and over door and driveway parking.

Enclosed front garden laid to lawn with perimeter bedding.



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		84
(69-80) C		
(55-68) D	58	
(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.



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