

Payton  
Jewell  
Caines



Chapel Row, Coity, Bridgend County. CF35  
6AU

£179,950



# Chapel Row, Coity, Bridgend County. CF35 6AU

Two bedroom stone fronted cottage comprising entrance porch, open plan lounge/diner, kitchen, bathroom and enclosed front garden. Ideal investment or first time purchase. Viewing recommended.

£179,950 - Freehold

- Two bedroom mid terraced cottage
- Open plan lounge/diner
- Built in storage to master bedroom
- Ideal first time purchase
- Good size enclosed front garden
- EPC - D / Council tax - B
- NO ONGOING CHAIN



## DESCRIPTION

Introducing this two bedroom mid terraced character cottage with many original features giving exquisite charm and character to this dwelling. Coity is a conservation area and is centred around Coity Castle ruins and Coity Church. Conveniently positioned for the M4 corridor and all amenities and facilities. Giving a tranquil setting within the village location. Early viewing highly recommended to fully appreciate this character cottage.

## ENTRANCE

Via part glazed and frosted composite door into the entrance porch.

## ENTRANCE PORCH

Textured and papered ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet and door leading into the lounge/diner.

## LOUNGE/DINER (20' 0" x 12' 3") or (6.10m x 3.73m)

Emulsioned ceiling with two centre pendant lights, emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the front of the property and frosted single glazed wooden window looking into the kitchen. Stairs leading to the first floor, alcove with built in storage, log burner with exposed stonework surround and hearth. Glazed wooden door leading into the kitchen.

## KITCHEN (14' 4" x 5' 4") or (4.36m x 1.63m)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring. PVCu frosted door leading out to the rear with side glass panel and PVCu double glazed window overlooking the rear of the property. A range of base and wall units with roll top work surfaces, space for freestanding electric cooker, fridge/freezer and washing machine. Wall mounted gas boiler and two radiators.

## LANDING

Via stairs with spindle balustrade and handrail. Emulsioned ceiling with centre pendant light and access to the loft which is boarded. Emulsioned walls, skirting and fitted carpet.

## BEDROOM 1 (12' 5" max x 10' 4" max) or (3.78m max x 3.15m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property. Double built in wardrobe with hanging rails and shelving.

## BEDROOM 2 (9' 6" x 5' 5") or (2.90m x 1.64m)

Skimmed ceiling with centre light, emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.

## FAMILY BATHROOM (6' 4" max x 5' 9" max) or (1.92m max x 1.76m max)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas in white gloss subway tile, skirting and vinyl flooring in tile effect. Frosted PVCu double glazed window overlooking the rear of the property and radiator. Three piece suite comprising wash hand basin with chrome taps, low level w.c. and overhead chrome mixer shower.



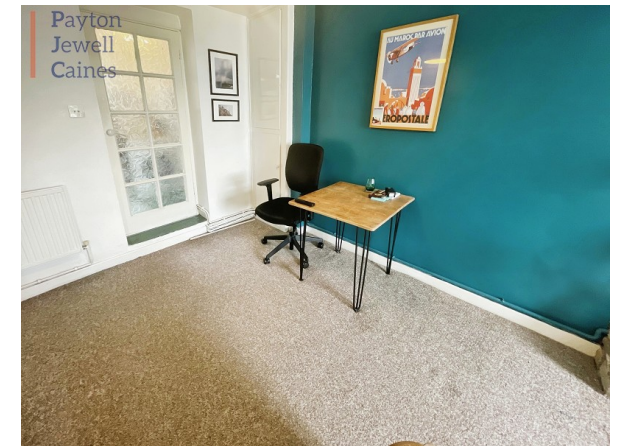
## OUTSIDE

Shared pathway leading to the front door. Small courtyard garden with crazy paved area ideal for bistro table, gate leading to the front garden which is laid to lawn with decorative borders and shrubbery and enclosed by picket fence.


Pathway to the rear with brick built shed and space for further shed.

## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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