

Payton  
Jewell  
Caines



St Marys View, Coychurch, Bridgend  
County. CF35 5HL

£275,000

**PJC** PAYTON  
JEWELL  
CAINES

# St Marys View, Coychurch, Bridgend County. CF35 5HL

Three bedroom DETACHED chalet bungalow comprising entrance hall, WET ROOM, kitchen, lounge, CONSERVATORY, two bedrooms and to the first floor there is a bedroom, shower room and generous storage. Enclosed SOUTHERLY facing rear garden, single garage and OFF ROAD PARKING. Sold with NO ONGOING CHAIN.

£275,000 - Freehold

- Three bedroom detached chalet bungalow
- Single garage with good off road parking
- Gas fired combination boiler
- Conservatory to the rear/ EPC - D, Council tax band - D
- Sought after village of Coychurch
- Ideal for local Primary School and close to junction 35 of the M4



## DESCRIPTION

Three bedroom DETACHED chalet bungalow comprising entrance hall, WET ROOM, kitchen, lounge, CONSERVATORY, two bedrooms and to the first floor there is a bedroom, shower room and generous storage. Enclosed SOUTHERLY facing rear garden, single garage and OFF ROAD PARKING. sold with NO ONGOING CHAIN.

Coychurch is a village location to the east of Bridgend and benefits from easy access to the M4 at junction 35, a local primary school, shop, church and village hall.

This property is freehold and is sold with no onward chain.

## ENTRANCE

Via part frosted glazed PVCu front door into entrance hall finished with papered and coved ceiling, central light fitting, papered walls, PVCu frosted glazed panel to the front, skirting and fitted carpet. Sliding door to downstairs wet room.

## WET ROOM

PVCu frosted glazed window to the side, access to loft storage, central light fitting, ceiling mounted extractor, emulsioned walls, radiator, skirting and vinyl tiled floor. Low level WC, wash hand basin and walk in shower area with ceramic tiles to the splash back housing a plumbed shower and an electric shower, both with hand attachments, pull down seat and hand rail.

## ENTRANCE HALL

Papered and coved ceiling, central light fitting with ceiling rose, papered walls, skirting and original maple floor. Stairs to the first floor. Door through to the kitchen.

## KITCHEN (9' 10" x 12' 6") or (3.00m x 3.80m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the side, part frosted glazed PVCu door to the side driveway and finished with central light fitting, emulsioned walls, radiator, skirting and vinyl floor. A range of low level and wall mounted kitchen units in a lined oak finish with a complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine and dishwasher. Space for high level fridge/freezer. Integrated double electric oven with electric hob and overhead extractor hood. Fitted storage cupboard. Wall mounted display cabinet.

## RECEPTION 2/BEDROOM (12' 2" x 13' 11") or (3.70m x 4.25m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, central ceiling rose and light fitting, papered walls, skirting and fitted carpet.

## RECEPTION 1 (15' 1" x 14' 1") or (4.60m x 4.30m)

Overlooking the rear of the property via PVCu sliding patio doors and finished with a papered and coved ceiling, central ceiling rose with light fitting, papered walls, skirting and original maple floor. In tact chimney breast (currently capped off, chimney would need to be replaced at roof level) with a ceramic hearth and mantel.



## CONSERVATORY (14' 1" x 7' 7") or (4.30m x 2.30m)

Floor to ceiling, wall to wall PVCu double glazing with a sloping glazed roof, sliding patio doors and vinyl tiled floor.

## RECEPTION 3 / BEDROOM 3 (12' 10" x 8' 0") or (3.90m x 2.45m)

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

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Two fitted storage cupboards, one housing an Ideal Logic gas fired combination boiler. Large walk in storage area into the eaves which has been boarded.

## SHOWER ROOM

PVCu frosted glazed window to the front and finished with a coved ceiling, emulsioned walls, skirting and a vinyl floor. Three piece suite comprising WC, wash hand basin and large walk in quadrant style shower cubicle with sliding glazed doors housing a plumbed shower with a hand attachment, hand rail and PVCu cladding to the splash back.

## BEDROOM 2 (9' 10" x 12' 6") or (3.0m x 3.80m)

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

## OUTSIDE

Enclosed Southerly facing rear garden laid to patio area, decorative stone and raised beds to the rear.

Enclosed front garden laid to decorative stone with perimeter raised beds and a resin finished driveway suitable for parking three cars.

## GARAGE


Single garage. Power and light installed with a rear workshop and courtesy door through to the rear garden.

## 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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