

Payton  
Jewell  
Caines



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

£280,000

**PJC** PAYTON  
JEWELL  
CAINES

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

Three bedroom DETACHED house comprising entrance hall, W.C, lounge, dining, kitchen and summer room. To the first floor there are three bedrooms, shower room and generous storage. Enclosed SOUTHERLY facing rear garden, single garage and OFF ROAD PARKING. Sold with NO ONGOING CHAIN.

£280,000 - Freehold

- Three bedroom detached house
- Lounge /diner and sun room
- First floor shower room and downstairs w.c.
- Enclosed rear garden
- Single garage and driveway parking
- EPC - D / Council tax -



## DESCRIPTION

Three bedroom DETACHED house comprising entrance hall, W.C, lounge, dining, kitchen and summer room. To the first floor there are three bedrooms, 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, village hall and village pubs.

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

## ENTRANCE

Via part glazed PVCu door into the entrance hall.

## ENTRANCE HALL

Papered and emulsioned ceiling and walls, coving, fitted carpet, radiator and PVCu obscured glazed window to the front of the property.

## DOWNSTAIRS W.C.

Papered and emulsioned ceiling and walls, coving, fitted carpet and PVCu obscured glazed window. Two piece suite comprising corner wash hand basin with tiling to the splash back area and w.c.

## LOUNGE (15' 7" x 12' 6") or (4.76m x 3.82m)

Papered and emulsioned ceiling and walls, coving, PVCu double glazed window to the front of the property, radiator and fitted carpet. Chimney breast with wood cladding housing a gas fire. Archway leading to the dining room.

## DINING ROOM (9' 7" x 8' 10") or (2.91m x 2.69m)

Papered and emulsioned ceiling and walls, coving, fitted carpet, PVCu double glazed window overlooking the rear garden and radiator. Door leading through to the kitchen.

## KITCHEN (12' 0" x 8' 10") or (3.66m x 2.69m)

Artexed and emulsioned ceiling, fully tiled walls, tiled flooring, radiator and PVCu double glazed window overlooking the rear of the property. The kitchen comprises a range of wall and base units in wood with roll edge work surfaces housing a one and half bowl sink with mixer tap. Built in stainless steel oven and hob with extractor and space for under counter washing machine, tumble dryer and dishwasher. Wooden framed glazed door leading into the sun room.

## SUN ROOM (8' 7" x 8' 0") or (2.62m x 2.45m)

Artexed and emulsioned ceiling, coving, papered walls, PVCu sliding doors leading out to the rear garden, tiled flooring and radiator.

## LANDING

Spacious landing with PVCu obscured glazed window and airing cupboard housing the combination boiler and radiator.



### **BEDROOM 1 (13' 2" x 8' 8") or (4.02m x 2.63m)**

Artexed and emulsioned ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in fitted wardrobes and built in storage cupboards.

### **BEDROOM 2 (10' 8" x 9' 11") or (3.26m x 3.01m)**

Papered and emulsioned ceiling and walls, fitted carpet, radiator and PVCu double glazed window to the front of the property. Built in wardrobes. Loft access.

### **BEDROOM 3 (9' 11" x 7' 2") or (3.02m x 2.19m)**

Artexed and emulsioned ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Storage cupboard over the stairwell.

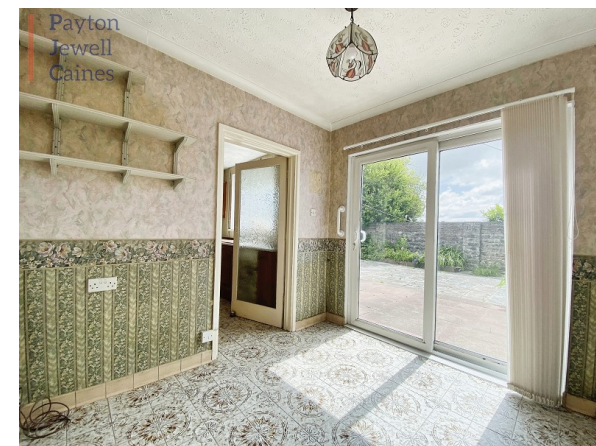
### **SHOWER ROOM (6' 4" x 5' 7") or (1.93m x 1.69m)**

Skimmed ceiling with inset spot lights, fully tiled walls with decorative border, chrome towel rail, tiled flooring and PVCu obscured glazed window overlooking the rear of the property. Three piece suite comprising w.c. wash hand basin with chrome mixer tap and shower cubicle with chrome mixer shower.

### **OUTSIDE**


The rear garden is bound by brick wall with a large patio area and raised shrub borders. Stone outbuilding and side access to the front of the property.

Block pavia driveway to the front of the property with decorative chipping's and shrub borders. Driveway leading to the garage.



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>	57	
(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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