



1 Pwll Evan Ddu

Coity, Bridgend CF35 6AY

Price £295,000

HARRIS & BIRT



An excellent opportunity to purchase this fully renovated two bedroom bungalow situated in a peaceful location within the pretty village of Coity, The immaculately presented accommodation briefly comprises; living room, kitchen/diner, bathroom and two double bedrooms. Outside offers off road parking for several cars, a pretty rear courtyard garden and detached garage.

Coity is a small village in Bridgend County and is home to one of the most infamous castles in Welsh history. It is one of the best preserved castles in Glamorgan and was built c. 1100 by Payn Turbeville. Major road networks including the A48 and M4 corridor are close at hand with a short drive into Bridgend and Cowbridge and all they have to offer including shops, restaurants, schooling and public transport links.

Accommodation

Hallway

The property is entered via part opaque glazed door into main hallway. Light oak, wood flooring. Loft access hatch. Storage cupboard. Radiator. Pendant ceiling light. Door to all rooms.

Kitchen/Diner 11'9" x 11'1" max (3.6 x 3.4 max)

Modern shaker style fitted kitchen with features to include; range of wall and base units with granite work surfaces, matching upstands and tiled splash backs. 1.5 bowl inset sink with draining grooves and curved hot & cold tap. Dual fuel cooker with four ring hob. Integrated fridge/freezer. Windows overlooking rear and side. Tiled floor. Radiator. Ceiling spotlighting. Space for table and chairs.

Living Room 15'8" x 13'9" (4.8 x 4.2)

Large window overlooking front, and further window to side. Feature fireplace with inset wood burning stove sitting on a slate hearth with decorative oak beam mantle. Light oak, wood flooring. Radiator. Pendant ceiling lights.

Bedroom One 13'5" x 12'1" max (4.1 x 3.7 max)

Large window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Two 10'2" x 8'6" (3.1 x 2.6)

Large window overlooking rear. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom 6'2" x 6'2" (1.9 x 1.9)

Opaque glazed window to rear. Corner shower cubicle with wall mounted mains connect shower and additional rainfall showerhead. Vanity unit containing sink with storage underneath. Low level, dual flush wc. Fully tiled walls and floor. Vertical towel warmer. Ceiling spotlighting.

Outside

Recently laid resin driveway offering off road parking for several vehicles leading to oversized garage - up & over door, Dog shower & bath. Plumbed for washing machine. Light & power. Side gate leading to a pretty rear courtyard garden laid to patio for ease of maintenance. Corner garden shed. Outside tap. Electric point. Wall boundaries to all sides.

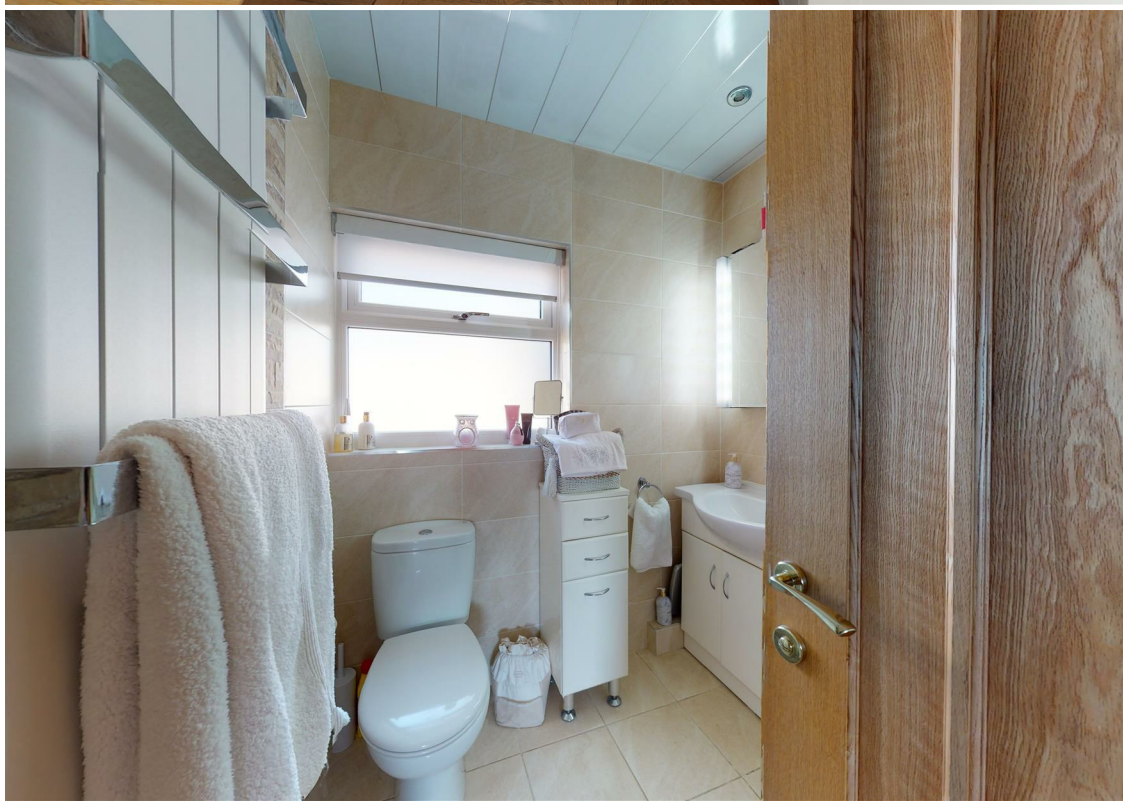
Services

Mains electricity, drainage and water serve the property. Heating via gas combination boiler (located in attic). Upvc double glazing throughout (installed in late 2021).

Directions

Travelling from our office at 67 High Street, Cowbridge, continue along the high street in a westerly direction and join the A48 towards Bridgend. Continue along the A48 until you reach the large Bridgend roundabout, take the 3rd exit onto A473 and at the next roundabout 2nd exit towards Coychurch/Coity. Travel up Coychurch Road which becomes Simonston Road through 3 roundabouts, at the T junction take a right into Coity onto W Plas Road, then left onto Heol Spencer. Travel up the hill taking your first left turn into Pwll Evan Ddu. Number 1 is situated immediately on your right hand side indicated with a Harris & Birt for sale board.







GROSS INTERNAL AREA
FLOOR 1: 715 sq. ft
TOTAL: 715 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

