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Milton Cottage

Coychurch, Bridgend, CF35
5HD

Milton Cottage

Asking price **£335,000**

A beautifully presented character filled two bedroom detached cottage with off-road parking, south facing landscaped front garden, lots of character features and situated in the heart of Coychurch Village within close proximity to junction 35 of the M4, local school, shops and amenities.

Pretty 'chocolate box' detached cottage

Beautifully presented and maintained accommodation throughout

Character features throughout

Central village location

Generous sized accommodation throughout

Mature South facing landscaped garden

Private off-road parking

Kitchen/dining room and lounge

Two large double bedrooms

Viewings highly recommended





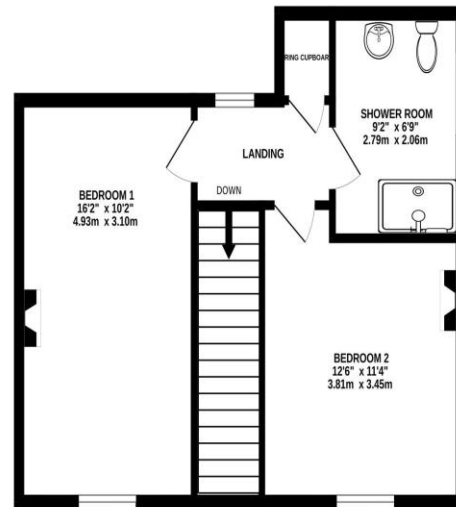
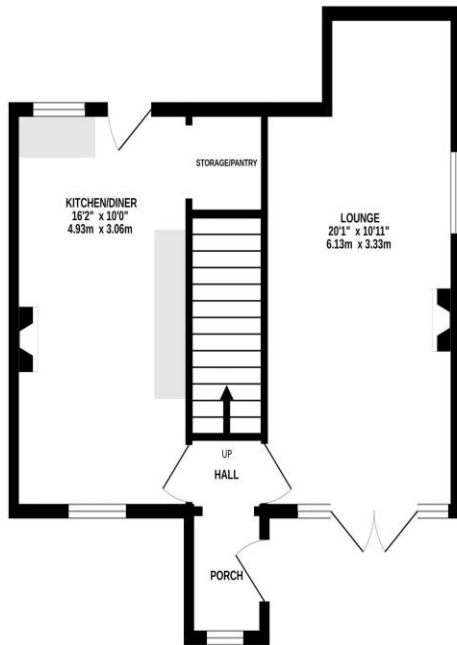
Situated in the heart of Coychurch village is this pretty two double bedroom detached cottage which is beautifully presented retaining a wealth of character features with off-road parking and a south facing landscaped garden. The property is entered via a porch into an entrance hall with staircase rising to the first floor landing, laid to oakwood flooring and doorways to both the lounge and kitchen/diner. The lounge is a generous size room with woodburning stove set on a Flagstone hearth, window to the side plus French doors flanked by windows to the front giving access and views into the south facing

front garden. The kitchen/dining room is also a generous room which benefits from lots of character with window to the front plus window and partially glazed door to the rear, it offers a range of country style base and wall mounted units, space and plumbing for a dual fuel cooker, washing machine, dishwasher and fridge/freezer. The room has painted stonework to walls plus a woodburning stove. An open doorway leads into an under stairs pantry storage cupboard with fitted shelving. To the first floor landing there is a window to the rear, door to built-in airing cupboard housing central heating boiler, shelf space

and space for a tumble dryer, loft inspection point and doorways to both double bedrooms. Bedroom one is a double room with a window to the front, part painted stonework/part wood panelling walls, built-in over stairs storage cupboard space and feature fireplace. Bedroom two is another double room, character filled, with window to the front, an ornate casting feature fireplace flanked by shelving and an opening to a study/sewing area. The family shower room has a shower area with fitted glazed shower screen and electric power shower over, low-level WC and pedestal wash hand basin. Viewings are highly recommended to appreciate the charm and offer in hand.

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From junction 35 of the M4 travel south signposted Bridgend. Proceed over the first roundabout. After approximately half a mile turn right and proceeded into Coychurch Village. Milton Cottage will be found on the right hand side opposite the church Indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

51324 938 AH

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
Milton Cottage Coychurch Bridgend CF31 9HD	Energy rating D	Valid until 11 May 2034	Certificate number 9324-4725-6300-0609-7382

Property type	Detached house
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-certificate-creation-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-certificate-creation-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

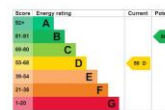
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

The average energy rating is D
the average energy score is 60



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

