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Prospect Cottage  
Coychurch,  
Bridgend,  
CF35 5HD



# Prospect Cottage

Asking price **£375,000**

A Charming Three-Bedroom Detached Property. Originally a quaint cottage, Prospect Cottage was thoughtfully rebuilt in 2001 to create a spacious, detached, cottage-style home offering modern comfort with traditional character.

Spacious detached cottage-style home rebuilt in 2001 with modern comforts and traditional character

Three generous double bedrooms, all with built-in wardrobes – two with spacious en suite bathrooms

Flexible ground-floor layout with two reception rooms, study, and option for ground-floor living

Underfloor heating throughout the ground floor for year-round comfort

Beautiful oak staircase and oak flooring across all first-floor bedrooms

Stunning stained glass windows adding unique charm throughout the property.

Spacious kitchen/diner with integrated appliances plus large utility room and dual stable door access

Located in the heart of Coychurch village

Viewings are highly recommended









The property is entered via a charming wooden stable door into the entrance porch, with tiled flooring and windows to either side.

A glazed door opens into the welcoming hallway, where the tiled flooring continues seamlessly throughout the ground floor.

The lounge is a generous reception room, enjoying windows to the front and rear, including a striking stained glass feature window. A fireplace with gas fire forms the focal point, complemented by tiled flooring.

The dining room is another spacious reception area with a window to the front. From here, a door leads into a useful study/office with a wall-hung Ideal Logic boiler and an under stairs storage cupboard housing the hot water tank and underfloor heating controls. The room continues to a ground floor shower room, fitted with a rainfall shower, WC and wash hand basin, all fully tiled and featuring a stained glass window.

The heart of the home is the kitchen/diner, a generous space fitted with a range of base, wall and drawer units, integrated fridge, freezer, dishwasher, double oven, and electric hob with extractor above. A 1.5 bowl sink unit is set into the worktop, and there is space for a dining table.

The kitchen benefits from two front-facing windows and a decorative stained glass window to the rear. Adjoining the kitchen is a particularly spacious utility room, offering further base units, ample work surfaces, plumbing for a washing machine and tumble dryer, and access via stable doors to both the front and rear of the property. Throughout the ground floor there is underfloor heating.

First Floor A beautiful oak staircase rises to a spacious landing with oak flooring and a window to the side. From here doors lead to three double bedrooms and the family shower room. Bedroom One is a large

double room with oak flooring, built-in wardrobes, and front-facing window. The en suite includes a panelled bath, WC, pedestal wash hand basin, tiled walls and flooring, heated towel rail, and stained glass rear window. Bedroom Two is another generous double room with two front-facing windows, oak flooring, walk-in wardrobe, and en suite bathroom with panelled bath, WC, wash hand basin, and rear stained glass window. Bedroom Three is a further double with front-facing window, oak flooring, triple built-in wardrobes, and additional loft hatch.

The family shower room is fully tiled and fitted with a rainfall shower, WC, pedestal wash hand basin, electric shaver point, and stained glass

window to the rear. All bathrooms benefit from attractive stained glass windows and quality fittings.

Outside The property is approached via a driveway providing off-road parking for two vehicles. A covered canopy to the front offers a pleasant seating area, while the courtyard is designed for ease of maintenance, laid with patio and decorative chippings. To the rear is a small enclosed area, ideal for discreet bin storage.





## Directions

Directions: From Junction 35 of the M4 Motorway, travel South signposted Bridgend. Proceed over the first roundabout. After approximately half a mile, turn right and proceed into Coychurch Village. Prospect Cottage will be found on the right hand side near the church, as indicated by our for sale board.

## Tenure

Freehold

## Services

All main services  
Council Tax Band  
EPC Rating D

Viewing strictly by  
appointment through  
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Energy performance certificate (EPC)																																		
Property Countryside Middx CP1 9HT	Energy rating <b>D</b>	Valid until 10 June 2015  Certificate number 0100-2130-000-010-0115																																
Property type Total floor area	Detached house 132 square metres																																	
<b>Rules on letting this property</b>  Properties can be let if they have an energy rating from A to E.  You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy rating and score</b>  This property's energy rating is D. It has the potential to be B.  <a href="#">See how to improve this property's energy efficiency</a>																																		
<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-65</td><td>D</td><td></td><td></td></tr><tr><td>44-54</td><td>E</td><td></td><td></td></tr><tr><td>35-43</td><td>F</td><td></td><td></td></tr><tr><td>1-34</td><td>G</td><td></td><td></td></tr></table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-65	D			44-54	E			35-43	F			1-34	G		
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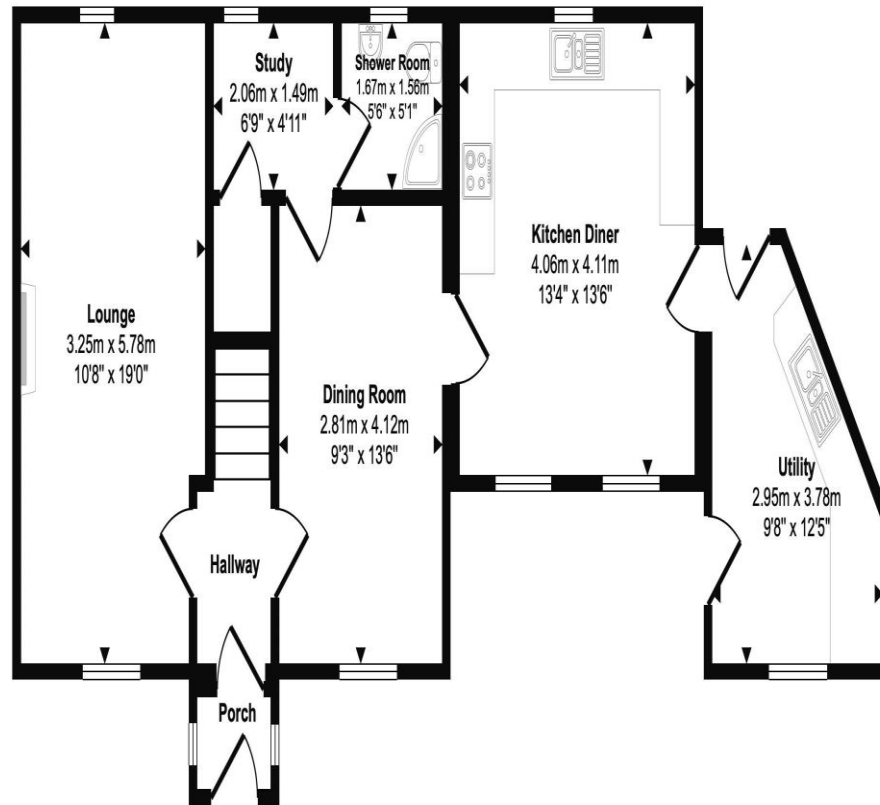
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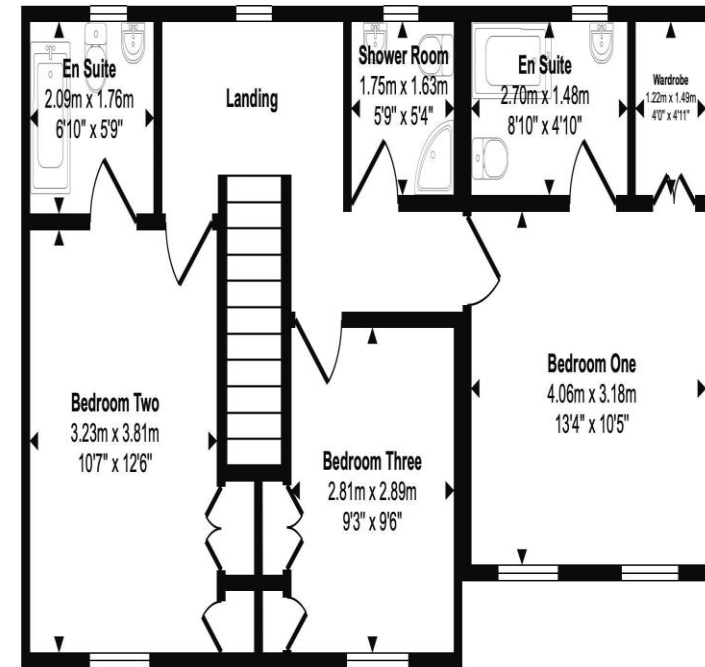




Approx Gross Internal Area  
134 sq m / 1440 sq ft



Ground Floor  
Approx 71 sq m / 766 sq ft



First Floor  
Approx 63 sq m / 674 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



