

Payton  
Jewell  
Caines



Willow Close, Coychurch, Bridgend County.  
CF35 5EL

£475,000

**PJC** PAYTON  
JEWELL  
CAINES



## Willow Close, Coychurch, Bridgend County. CF35 5EL

Four double bedroom detached property situated at the head of a cul-de-sac in a quiet location. The property comprises entrance hall, downstairs w.c. lounge, dining area, reception two, kitchen/breakfast room, utility, EN SUITE and DRESSING AREA to master bedroom, family bathroom, DOUBLE GARAGE and ample driveway parking. Viewing highly recommended.

**£475,000 - Freehold**

- Four bedroom detached house
- Lounge / dining area / reception 2
- Downstairs w.c. family bathroom and en suite
- Kitchen/breakfast room and utility
- Double garage and ample driveway parking
- EPC - C/ Council tax - F





## DESCRIPTION

Introducing this four double bedroom detached property situated at the head of a cul-de-sac in a quiet location of Coychurch. The property comprises entrance hall, downstairs w.c. lounge, dining area, reception two, kitchen/breakfast room, utility, EN SUITE and DRESSING AREA to master bedroom, family bathroom, DOUBLE GARAGE and ample driveway parking. Viewing highly recommended.

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.

### ENTRANCE (7' 9" x 6' 6") or (2.37m x 1.97m)

Via PVCu part glazed door with part glazed side panel into the entrance porch, emulsioned ceiling and walls and PVCu window overlooking the side of the property. Built in storage cupboard, radiator and stone tiled flooring. PVCu door leading into the entrance hall.

### ENTRANCE HALL

Textured and coved ceiling, emulsioned walls, radiator, PVCu window overlooking the side of the property, frosted glazed window overlooking the lounge, skirting and wood flooring. Stairs leading to first floor and double doors leading to the lounge.

### W.C.

Textured and coved ceiling, centre light, emulsioned walls, skirting, frosted glazed window overlooking the porch and sandstone effect tiled flooring. Two piece suite comprising low level WC and vanity sink unit with part tiled wall.

### LOUNGE (19' 10" x 11' 11") or (6.04m x 3.64m)

Entered via double doors with emulsioned and coved ceiling, centre light, emulsioned walls, two radiators, large PVCu window overlooking the front of the property, internal windows overlooking the dining area and the hall, skirting and a continuation of the oak effect flooring.

### DINING AREA (9' 11" x 10' 7") or (3.02m x 3.23m)

Textured and coved ceiling, emulsioned walls, radiator, skirting and a continuation of the wood flooring. Open arch leading into the kitchen/breakfast room. Door leading into a further reception room.

### RECEPTION 2 (13' 5" x 10' 3") or (4.08m x 3.13m)

Emulsioned ceiling and walls, coving, centre light, PVCu window overlooking the side of the property and French doors leading out to the rear garden. Built in storage cupboard, skirting and a continuation of the oak wood flooring. Courtesy door to the double garage.

### KITCHEN/BREAKFAST ROOM (17' 6" x 9' 1") or (5.34m x 2.78m)

Emulsioned ceiling with inset spot lights, coving, emulsioned walls, PVCu window overlooking the rear garden, PVCu sliding doors to rear garden, skirting and tiled flooring. A range of cream shaker style wall and base units with chrome handles, complementary work surface with moulded drainer and sunken stainless steel sink with chrome mixer tap. Built in dishwasher. Neff double oven. Neff induction hob with overhead extractor fan.



### **UTILITY (9' 0" x 5' 7") or (2.75m x 1.69m)**

Emulsioned ceiling and walls, centre light, skirting and a continuation of the tiled flooring. Work surface space with a stainless steel single bowl sink and drainer. Plumbing for washing machine and space for tumble dryer. Recess space for American style fridge/freezer. PVCu part frosted glazed door leading out to the rear garden.

### **LANDING**

Stairs leading to the first floor. Artexed, emulsioned and coved ceiling with centre light, loft access, skimmed and emulsioned walls, skirting and fitted carpet.

### **MASTER BEDROOM (13' 7" x 11' 7") or (4.14m x 3.52m)**

Skimmed, emulsioned ceiling and walls with one feature papered wall, skirting, fitted carpet, radiator and PVCu window overlooking the front of the property.

### **DRESSING AREA (10' 4" x 9' 7") or (3.14m x 2.92m)**

Skimmed, emulsioned ceiling and walls, centre light, skirting, fitted carpet, radiator and PVCu window overlooking the front of the property. Fitted wardrobes and storage cupboard.

### **EN SUITE (10' 11" x 5' 7") or (3.32m x 1.70m)**

Skimmed and emulsioned ceiling with inset spot lights, fully tiled walls and slate effect tiled flooring. Built in vanity units with storage housing the w.c. and wash hand basin with chrome mixer tap and corner shower cubicle. PVCu frosted window to the side of the property and chrome towel rail.

### **BEDROOM 2 (15' 10" x 7' 2") or (4.82m x 2.18m)**

Overlooking the rear of the property via large PVCu double glazed window and finished with artexed and emulsioned ceiling with centre light, skimmed and emulsioned walls, skirting, fitted carpet and radiator. Fitted wardrobes with over bed cabinets.

### **BEDROOM 3 (11' 11" x 9' 10") or (3.62m x 3.0m)**

Overlooking the front of the property via PVCu double glazed window and finished with artexed and emulsioned ceiling, centre light, skimmed and emulsioned walls, skirting, radiator and fitted carpet.

### **BEDROOM 4 (10' 11" x 9' 11") or (3.34m x 3.01m)**

Currently used as office with fitted furniture to remain.

Overlooking the rear of the property via PVCu double glazed window and finished with artexed ceiling, centre light, skimmed and emulsioned walls, skirting, radiator and fitted carpet.

### **FAMILY BATHROOM (10' 0" x 6' 2") or (3.05m x 1.89m)**

Emulsioned and skimmed ceiling with inset spot lights, fully tiled walls, tiled flooring and PVCu frosted window overlooking the rear garden. Three piece suite comprising bath with chrome mixer tap and built in vanity units with slate effect work top housing the w.c. and wash hand basin with chrome mixer tap and freestanding double shower tray with wall mounted chrome waterfall shower. Chrome towel rail.

### **DOUBLE GARAGE (17' 6" x 14' 10") or (5.34m x 4.51m)**

Accessed via electric up and over door, power, tap and ample storage. Worcester combination boiler and side courtesy door.





## OUTSIDE


Low maintenance front garden laid to lawn with crazy paving and tarmac driveway for 4/6 cars and access to the double garage.

Low maintenance rear garden bound by block wall with patio and lawned areas with two low level borders, chipping's and trees. Wooden shed to remain. Wrap around patio with pathway leading to a galvanised gate which leads to the front of the property.



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>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 864477

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)