

Payton  
Jewell  
Caines



Heol Spencer, Coity, Bridgend County. CF35  
6AT

Offers In Region Of  
£565,000

 PAYTON  
JEWELL  
CAINES

# Heol Spencer, Coity, Bridgend County. CF35 6AT

An individual detached dormer bungalow located in Coity village comprising entrance porch, hallway, kitchen / breakfast room, utility, 2 reception rooms, 2 double bedrooms and bathroom. To the first floor are two further double bedrooms, shower room and bathroom. Integral double garage. NO ONWARD CHAIN.

## Offers In Region Of £565,000 - Freehold

- INDIVIDUAL DETACHED DORMER BUNGALOW
- FOUR DOUBLE bedrooms / FOUR bathrooms / WC
- Set within 0.4 acre with wraparound gardens
- Generous family accommodation
- NO ONWARD CHAIN
- EPC - D / Council tax band - E



## DESCRIPTION

Introducing this individually designed and extended dormer bungalow situated within a 0.4 acre plot with wrap around gardens and driveway. The property benefits from views of farmland to the rear and extensive views of Bridgend to the front as well as excellent natural light throughout, plenty of storage and a double garage. This property has four double bedrooms, four bathrooms and is sold with NO ONWARD CHAIN. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed composite front door into the entrance porch.

## ENTRANCE PORCH

Emulsioned ceiling with central light fitting, emulsioned walls, skirting and vinyl flooring. PVCu double glazed window overlooking the front with a fitted vertical blind and a double glazed timber framed window looking into the hallway. Glazed door leading into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting, fitted carpet, stairs leading to the first floor, double fitted storage cupboard and a single fitted storage cupboard with handy space under the stairs. Door leading into the dining room.

## DINING ROOM (18' 1" x 14' 1") or (5.50m x 4.30m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and finished with textured and coved ceiling, central light fitting to remain, emulsioned walls, skirting and wood effect flooring. PVCu double glazed window overlooking the front with a fitted vertical blind with curtain pole and curtains to remain. Feature fireplace with ceramic hearth, back plate and mantle housing an electric feature fire. Doorway through to the lounge.

## LOUNGE (21' 4" x 15' 1") or (6.50m x 4.60m)

Benefiting from dual aspect natural light via two PVCu triple glazed windows overlooking the front both with fitted vertical blinds, curtain poles and curtains and PVCu triple glazed French doors with side glazed panels with fitted vertical blind, curtain pole and curtains overlooking the side of the property and leading out to a patio area. Two matching central light pendants and wall light, emulsioned ceiling and walls, skirting and fitted carpet.

## KITCHEN/BREAKFAST ROOM (19' 0" x 9' 10") or (5.80m x 3.0m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed French doors both with roller blinds, emulsioned ceiling with two matching central light pendants, emulsioned walls, skirting and wood effect flooring. A range of low level and wall mounted kitchen units in white with brushed chrome handles and a complimentary roll top work surface with ceramic tiles to the splash back. Inset sink with drainer, space for electric cooker and under counter fridge as well as plumbing for automatic washing machine, ample space for breakfast table and chairs and doorway through to the utility room.



## UTILITY ROOM (15' 9" x 7' 7") or (4.80m x 2.30m)

Leading out to the rear garden via a part glazed PVCu door and finished with emulsioned ceiling with ceiling mounted extractor, central light fitting and built in light tunnel. Matching low level and wall mounted kitchen units with brushed chrome handles and complementary roll top work surface and splash back plinth. Inset sink with drainer, plumbing for automatic washing machine, space for tumble and space for high level fridge and freezer. Doorway through to the downstairs shower room.

## DOWNSTAIRS SHOWER ROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, emulsioned walls, skirting and a continuation of the wood effect flooring. Three piece suite in white comprising w.c. wall mounted wash hand basin and walk in separate shower cubicle with sliding glazed doors housing an electric shower with PVCu clad splash backs to the shower, ceramic tiled splash back to the sink and wall mounted heated chrome towel rail. Courtesy door leading into the garage.

## DOUBLE GARAGE (24' 7" x 19' 8") or (7.50m x 6.00m)

Frosted glazed PVCu door leading out to the rear garden, automatic light plus fluorescent strip lights, power, two electric up and over roller shutter garage doors and a floor mounted oil central heating boiler.

## DOWNSTAIRS BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, textured ceiling, central light fitting, ceiling mounted extractor, emulsioned walls with half height tiles and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and over bath shower attachment and fitted storage cupboard.

## BEDROOM 3 (12' 2" x 14' 1") or (3.70m x 4.30m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, curtain pole and curtains, textured and coved ceiling, central light pendant, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted wardrobes.

## BEDROOM 4 (9' 10" x 11' 2") or (3.00m x 3.40m)

Measurements to the front of the fitted wardrobes. Overlooking the rear via PVCu double glazed window with a fitted vertical blind, curtain pole and curtains to remain, textured and coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes.

## LANDING

Via stairs with fitted carpet and double wooden balustrade. PVCu triple glazed window overlooking the front with a fitted vertical blind and large storage cupboard.

## BEDROOM 1 (23' 11" x 11' 10") or (7.30m x 3.60m)

Benefiting from dual aspect natural light via PVCu triple glazed windows to the front and rear both with fitted vertical blinds, curtain poles and curtains. Emulsioned ceiling with two matching light pendants, emulsioned walls, skirting and fitted carpet.



## SHOWER ROOM

PVCu frosted triple glazed window to the rear with a fitted roller blind, emulsioned ceiling with central light fitting, ceiling mounted extractor, emulsioned walls, skirting and wood effect flooring. Three piece suite in white comprising w.c. wash hand basin and large walk in shower cubicle with sliding glazed door, plumbed shower with rain water head and wall mounted heated towel rail.

## BATHROOM

PVCu frosted triple glazed window to the rear with a fitted roller blind, emulsioned ceiling with ceiling mounted extractor, central light fitting, emulsioned walls, skirting and wood effect flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and hand shower attachment. Wall mounted heated chrome towel rail.

## BEDROOM 2 (13' 7" x 16' 9") or (4.15m x 5.10m)

Dual aspect natural light via PVCu triple glazed windows to the side and to the rear both with fitted vertical blinds and finished with emulsioned ceiling, two central light fittings, emulsioned walls, skirting and fitted carpet. Doorway through to large eaves storage.

## EAVES STORAGE (27' 3" x 9' 2") or (8.30m x 2.80m)

Natural light provided by double glazed velux skylight, loft storage is boarded with light and could be used as a walk in wardrobe or dressing room.

## OUTSIDE


Enclosed front garden laid to lawn with a long driveway from Heol Spencer. Indian sandstone patio to the side, large timber storage shed, further areas of lawn.

To the rear is a further concrete driveway and area of gravel for rear parking behind the garage, oil tank, elevated patio, lawn and separate access point to the rear.



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>		69
(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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