

Payton
Jewell
Caines



Brookside, Coychurch, Bridgend County.
CF35 5EJ

£265,000

PJC PAYTON
JEWELL
CAINES

Brookside, Coychurch, Bridgend County. CF35 5EJ

Three bedroom DETACHED house comprising entrance hall, WC, lounge, dining room, kitchen, three DOUBLE BEDROOMS, family bathroom, DETACHED SINGLE GARAGE, off road parking and enclosed SOUTH FACING rear garden. Sold with NO ONGOING CHAIN.

£265,000 - Freehold

- Three bedroom detached house
- Two reception rooms
- Sought after village of Coychurch/ No ongoing chain
- Three double bedrooms / EPC - E, Council tax band - E
- Enclosed South facing rear garden
- Detached single garage with automatic up and over door



DESCRIPTION

Introducing this three double bedroom detached house situated at the heart of the sought after village of Coychurch.

The property benefits from a private south facing rear garden, single garage, good off road parking and is sold with no onward chain. Tegla has been very well maintained and offers light and airy reception rooms and bedrooms.

Key Features

Freehold

Central village location

3 double bedrooms

South facing rear garden

No onward chain

Water culvert located to the front of the property.

ENTRANCE PORCH

Via external porch via part frosted glazed PVCu front door with side frosted glazed panels into the inner porch finished with PVCu tongue and groove ceiling, light, feature stonework, vinyl floor and part frosted glazed PVCu front door into the hallway.

ENTRANCE HALL

Papered and coved ceiling, emulsioned walls, skirting and fitted carpet.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the side with a fitted roller blind, emulsioned ceiling, central light fitting, wall mounted fuse box, full height ceramic tiles to the wall, radiator and ceramic tiled flooring. Two piece suite comprising low level WC and wash hand basin with chrome mixer tap.

LOUNGE (15' 5" x 11' 10") or (4.70m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with papered and coved ceiling, central light pendant and matching wall lights, emulsioned walls, skirting and fitted carpet. Feature fireplace with gas living flame coal effect fire with marble hearth and mantel. Square arch way through to dining room.

DINING ROOM (12' 0" x 9' 6") or (3.65m x 2.90m)

Overlooking the rear via PVCu double glazed French doors with side full height panels and fitted vertical blinds finished with papered and coved ceiling, central light pendant, emulsioned walls, skirting and fitted carpet.



KITCHEN (9' 6" x 11' 6") or (2.90m x 3.50m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind, frosted glazed PVCu door and finished with fluorescent strip light, emulsioned ceiling, full height ceramic tiled walls, ceramic tiled flooring. A range of low level and wall mounted kitchen units in a Beech effect with brushed chrome handles and a complementary high gloss granite roll top work surface. Integrated double electric oven with four ring gas hob and overhead extractor hood. Inset one and a half basin sink with mixer tap and drainer. Plumbing for automatic washing machine. Recess under the stairs for fridge/freezer. Wall mounted Baxi gas fired boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and stair lift. PVCu double glazed window on the half landing. Access to loft storage, papered and coved ceiling, central light pendant, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with shelving.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind and finished with emulsioned ceiling, central light fitting, radiator, fitted storage cupboard housing hot water tank with additional shelving, full height ceramic tiles to the wall and ceramic tiled flooring. Four piece suite in white comprising WC, wash hand basin, bath and separate shower cubicle housing a plumbed shower with a hand attachment, pull down seat and hand rail.

BEDROOM 1 (12' 0" x 12' 10") or (3.65m x 3.90m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with papered and coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe with shelf and hanging rail.

BEDROOM 2 (12' 6" x 9' 10") or (3.80m x 3.00m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with papered and coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with shelving and a hanging rail.

BEDROOM 3 (11' 0" x 8' 6") or (3.35m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with papered and coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed South facing rear garden laid to lawn with mature trees, shrubs and patio. Brick built external storage shed with light and power.

Enclosed front garden laid to lawn with a concrete pathway and gated access to the side.

Off road parking and two further car parking spaces to the front.



SINGLE GARAGE


Electric up and over door. Power and light. Courtesy door.

NOTE

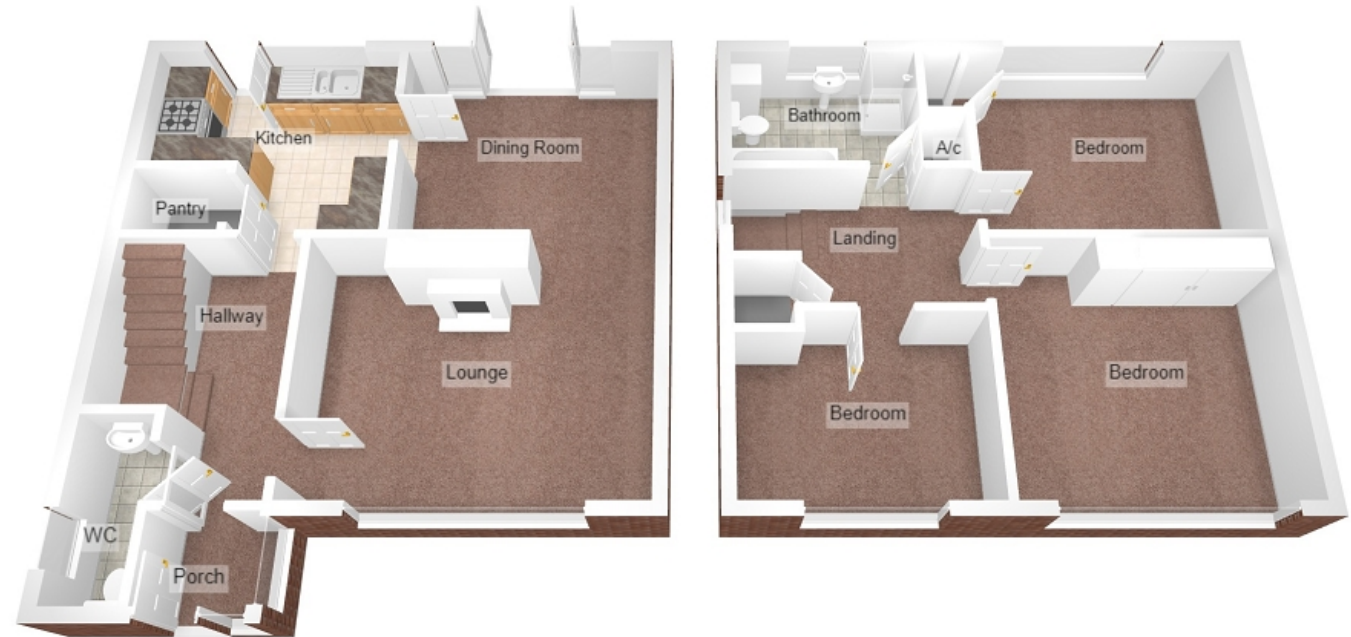
The property fronts on to a water culvert.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
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.



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