

Payton  
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Heol-y-capel, Coychurch, Bridgend County.  
CF35 5HG

Offers Over  
£220,000

 PAYTON  
JEWELL  
CAINES



# Heol-y-capel, Coychurch, Bridgend County. CF35 5HG

Three bedroom semi detached house comprising entrance hall, lounge, reception room 2, utility space, kitchen, downstairs WC, three bedrooms, bathroom, ATTIC ROOM, large ENCLOSED REAR GARDEN. Viewing highly recommended.

## Offers Over £220,000

- Three bedroom semi detached house
- Two reception rooms plus utility space
- Kitchen/ Downstairs WC
- Attic room that would make an ideal office space
- Large enclosed rear garden/ EPC - D / Council tax band - C
- Popular location of Coychurch





## DESCRIPTION

Introducing this three bedroom semi detached house situated in the popular location of Coychurch. The property benefits from two reception rooms, attic room and large enclosed rear garden.

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, two public houses, church and village hall.

## ENTRANCE

Via PVCu frosted glazed front door with frosted side panel.

### ENTRANCE HALL (13' 9" x 5' 11") or (4.18m x 1.80m)

Emulsioned ceiling and walls, radiator, stairs leading to first floor and fitted carpet. Doors leading to lounge and reception room 2.

### LOUNGE (12' 10" x 9' 10") or (3.90m x 3.00m)

Measurements into the alcove either side of the chimney breast. Emulsioned ceiling and walls with dado rail, PVCu window overlooking the front of the property, fire surround with hearth and fitted carpet.

### RECEPTION 2 (12' 6" x 13' 1") or (3.80m x 4.00m)

Measurements into the alcoves either side of the chimney breast. Emulsioned ceiling and walls with dado rail, PVCu sliding doors leading to rear garden, electric fire and surround set on marble hearth and fitted carpet.

### DINING AREA (9' 10" max x 6' 3") or (3.0m max x 1.90m)

Emulsioned ceiling and walls, PVCu window overlooking the rear, radiator and tiled flooring. Door leading to kitchen. Under stair storage cupboard with PVCu window.

### KITCHEN (13' 1" max x 9' 1") or (4.00m max x 2.78m)

Artexed ceiling, emulsioned walls with tiling to splash back areas, PVCu glazed door to the side of the property giving access to the rear garden, PVCu frosted glazed door leading to front of the property, PVCu windows to the front and rear elevation. Tile effect laminate flooring. A range of wall and base units with complementary work surface. Electric oven with electric four ring hob and overhead extractor. Ceramic sink and drainer with mixer tap. Space for washing machine.

### DOWNSTAIRS W.C. (4' 7" x 2' 7") or (1.40m x 0.80m)

Emulsioned walls, frosted PVCu window overlooking the rear and continuation of the laminate tile effect flooring. Two piece suite comprising low level WC and wall mounted sink with taps and tiling to splash back.

## FIRST FLOOR LANDING

Via stairs with carpet. Emulsioned ceiling and walls, PVCu window overlooking the side of the property. Stairs leading to attic room. Doors leading to three bedrooms and bathroom.

### BATHROOM (5' 7" x 6' 7") or (1.70m x 2.00m)

Emulsioned ceiling and walls with PVC panelling to bath area, frosted glazed PVCu window overlooking the rear of the property and radiator. Three piece suite in white comprising low level WC, pedestal wash hand basin with tiling to splash back area and bath with electric shower above.



### **BEDROOM 1 (11' 2" max x 6' 6" max) or (3.40m max x 1.97m max)**

Overlooking the rear of the property via PVCu window and finished with emulsioned ceiling and walls, radiator and fitted carpet.

### **BEDROOM 2 (12' 5" max x 8' 6" max) or (3.79m max x 2.60m max)**

Measurements into the alcoves. Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator and fitted carpet. Cupboard housing Worcester boiler. Opening into generous dressing area (3.00m x 0.89m) with electric socket, light, radiator, shelving and hanging rails.

### **BEDROOM 3 (7' 9" x 9' 2") or (2.36m x 2.80m)**

Overlooking the front of the property via PVCu window and finished with emulsioned ceiling and walls, radiator and fitted carpet.

### **SECOND FLOOR**

Via stairs with fitted carpet leading to attic room. Electric sockets on the stairwell.

### **ATTIC ROOM (13' 1" max x 11' 2" max) or (4.00m max x 3.40m max)**

Measurements into the alcove. Timber framed sky light to the front of the property, emulsioned ceiling and walls, four cupboards with access into the eaves and fitted carpet. The room would make an ideal office space.

### **OUTSIDE**


Large enclosed rear garden mainly laid to lawn with patio area and footpath leading to the rear. Storage shed.

Enclosed front garden with gated access, mainly laid to lawn with footpath leading to front door.



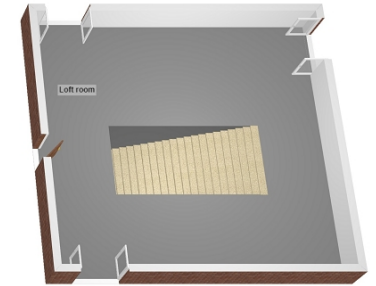
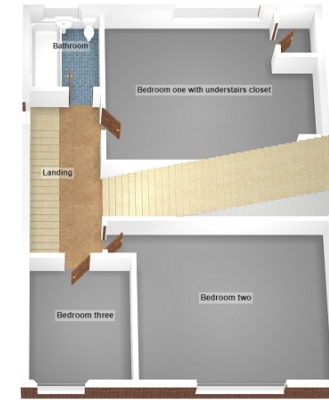
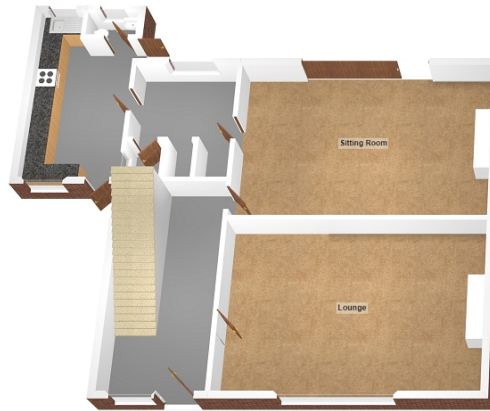
For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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
(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.

Text



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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