



The Old Bakery, St. Christophers Court,
Coity, Bridgend County. CF35 6DB

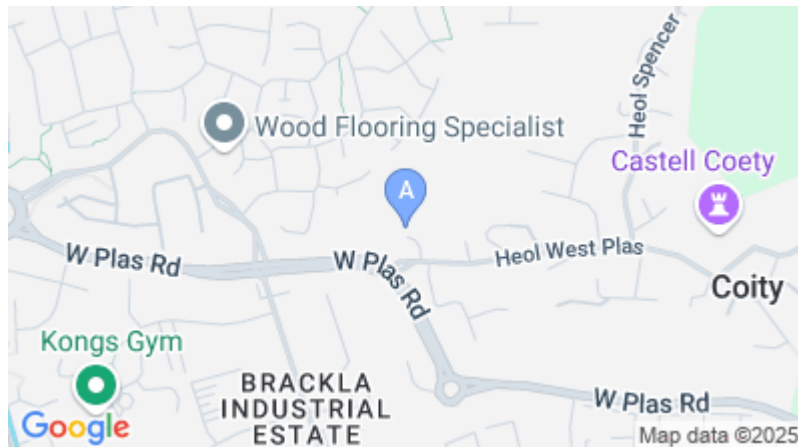
£510,000

The Old Bakery, St. Christophers Court, Coity, Bridgend County. CF35 6DB

Beautifully presented three/four bedroom detached property comprising entrance hall, lounge, dining room, inner hallway, kitchen, utility, study, family bathroom, shower room and EN SUITE to master bedroom, DRIVEWAY PARKING to the front of the property and enclosed rear courtyard. Viewing highly recommended.

£510,000 - Freehold

- Three/four bedroom detached property
- Beautifully presented throughout
- Lounge and dining room
- Kitchen with utility
- En suite to master bedroom
- Driveway parking to the front of the property



DESCRIPTION

A unique opportunity to purchase this superb converted property which offers character and charm throughout. Situated on a small cul-de-sac of similar style properties, in a village location of Coity, with semi rural settings. The property is conveniently situated for the M4 corridor and the McArthur Glen designer outlet and offers good road access to Bridgend town centre. Viewing highly recommended to fully appreciate the charm and character of this dwelling.

ENTRANCE

Via composite aluminium front door leading to the entrance hall.

ENTRANCE HALL (13' 5" x 7' 7") or (4.10m x 2.30m)

Vaulted emulsioned ceiling, emulsioned walls, wooden flooring, skirting, radiator, PVCu window to the side of the property with fitted blinds. Door leading into a storage cupboard housing the Worcester boiler, water tank and shelving. Opening into the lounge and dining areas. Stairs leading to ground level.

LOUNGE (25' 3" x 15' 1") or (7.70m x 4.60m)

Spacious lounge finished with emulsioned ceiling and walls, wall lights, a continuation of the wood flooring, skirting, radiator, dual aspect timber/aluminium triple glazed windows to the front and side of the property with fitted blinds. Slate hearth with log burner with feature storage area to house the log pile.

DINING ROOM (17' 5" x 14' 1") or (5.30m x 4.30m)

Emulsioned ceiling and walls, a continuation of the wood flooring, skirting, PVCu double glazed windows and French doors to the front of the property, two radiators and wall lights.

INNER HALLWAY (14' 9" max x 11' 6") or (4.50m max x 3.50m)

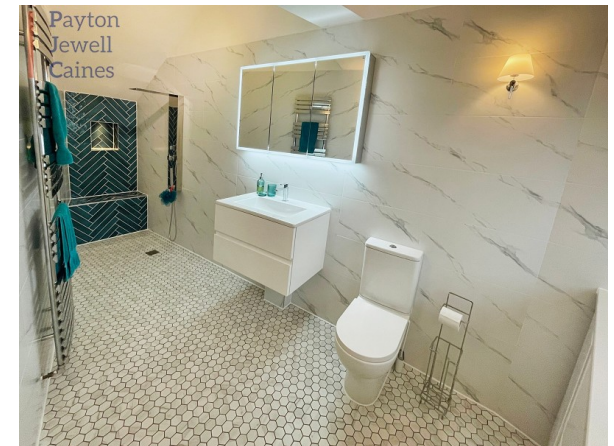
Via wooden stairs from the entrance, wooden handrail, recess shelving area with down lights. Double glazed Velux window. Wooden doors with chrome handles leading to the study, shower room, bedroom and kitchen. Slate tiled flooring with under floor heating and wooden stairwell with glass balustrade leading to the first floor and skylight. Emulsioned ceiling with spot lights and emulsioned walls.

STUDY (11' 2" max x 7' 7" max) or (3.40m max x 2.30m max)

Emulsioned ceiling with spot lights, extractor, emulsioned walls, slate flooring with underfloor heating, skirting, double glazed Velux window, timber/aluminium triple glazed window to the side of the property and electric radiator.

SHOWER ROOM (7' 10" x 13' 5") or (2.40m x 4.10m)

Emulsioned ceiling with spot lights, tiled walls, slate flooring with under floor heating, w.c. with concealed cistern, recess shelf with tiled insert and down light, wall mounted vanity unit with porcelain work top and stainless steel mixer tap and mirrored cabinet with lighting above, tiled shower with stainless steel rainforest shower head and mixer tap with hand attachment, pivot glass door with recessed seat, extractor and spot light. White towel rail radiator.



BEDROOM 2 (9' 10" x 11' 6") or (3.0m x 3.50m)

Ground floor room. Emulsioned and coved ceiling, emulsioned walls, wooden flooring, skirting, timber/aluminium triple glazed window to the front of the property with bespoke Roman blind to remain and white modern radiator. Through floor lift to the first floor (which could be removed if required).

KITCHEN/DINER (24' 7" x 16' 1") or (7.50m x 4.90m)

Emulsioned ceiling with spot lights, slate flooring with under floor heating, door leading into the utility area. Triple glazed skylight with acoustic glass, timber/aluminium triple glazed windows to the side and front of the property and bi-fold door leading out to the rear courtyard. A range of wall and base units with Angola granite work surfaces housing a porcelain sink with drainer and stainless steel mixer tap. Integrated dishwasher, larder style cupboard housing the microwave, freestanding stainless steel Fisher and Paykel fridge/freezer to remain and under unit lighting. Six- Four Aga with six burner gas ring hob with three electric ovens and grill to remain and glass splash back with down lights. Island with coordinating units and Silestone work surfaces, electric sockets and recess to allow space for bar stools. Ample space for table and chairs.

UTILITY ROOM (10' 6" x 7' 3") or (3.20m x 2.20m)

Emulsioned ceiling with down lights, timber/aluminium door with triple glazed opaque glass leading to the side of the property and slate flooring and under floor heating. Silestone work surface with Franke stainless steel sink with mixer tap. A range of base units and drawers with chrome handles, pantry unit, shelf with down lights. Space and plumbing for washing machine and tumble dryer.

LANDING

Open area on landing, 2.9m x 2.9m, that was originally bedroom four currently used as a dressing area. However, this could be converted back to a bedroom. Approached via wooden staircase with glass balustrade to the first floor. Wood flooring, Velux window, bespoke Roman blind to remain, emulsioned ceiling and walls.

BEDROOM 3 (12' 2" x 9' 6") or (3.70m x 2.90m)

Emulsioned ceiling and walls, access to loft space with built in ladder, vaulted ceiling with spot lights, wooden flooring, skirting, timber/aluminium triple glazed window to the rear of the property with bespoke Roman blind to remain and slimline vertical modern radiator in white.

MASTER BEDROOM (12' 2" x 12' 6" max) or (3.70m x 3.80m max)

Vaulted ceiling with spot lights, emulsioned walls with wall lights, timber/aluminium triple glazed window to the rear of the property with bespoke roman blind to remain and wood flooring. Fitted wardrobes with sliding doors and slimline radiator in anthracite grey. Wooden door leading into the en suite.

ENSUITE WETROOM (6' 11" max x 15' 5" max) or (2.10m max x 4.70m max)

Recently refurbished en suite finished with a vaulted ceiling, tiled walls and flooring, wall lights, shaver point, under floor heating, extractor fan and timber/aluminium triple glazed window with obscured glass. Three piece suite comprising low level w.c. wall mounted vanity unit with storage drawers and porcelain wash hand basin with stainless steel mixer tap and cabinet above and walk in shower area with stainless steel wall mounted shower head and control panel with jets and hand attachments, tiled seating area. Towel rail radiator.



FAMILY BATHROOM (8' 6" x 8' 2") or (2.60m x 2.50m)

Emulsioned ceiling with spot lights, emulsioned walls, tiled flooring, tiled skirting, recessed shelving, under floor heating and timber/aluminium obscured triple glazed window to the front of the property. Three piece suite comprising low level w.c. with concealed cistern, vanity wall mounted wash hand basin with mixer tap with mirrors above and down lights and freestanding slipper style bath with floor standing mixer tap.

OUTSIDE


Paved driveway to the front and side of the property with access through a wrought iron gate, Outdoor lighting.

Enclosed rear courtyard laid to Indian limestone and bound by wall. Lawn to the side of the house. Outbuilding ideal for storage/ home office.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(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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