

Payton  
Jewell  
Caines



Heol Yr Ysgol, Coity, Bridgend County. CF35  
6BL

Offers In Region Of  
£525,000

**PJC** PAYTON  
JEWELL  
CAINES



## Heol Yr Ysgol, Coity, Bridgend County. CF35 6BL

A well presented DETACHED BUNGALOW situated in the sought after location of Coity Village. The property benefits from a lounge, dining room, kitchen/diner, shower room/utility, five bedrooms, family bathroom, beautifully landscaped rear garden, good off road parking and GARAGE.

### Offers In Region Of £525,000 - Freehold

- Five bedroom detached bungalow
- Lounge and dining room
- Shower room/utility and family bathroom
- Beautifully landscaped rear garden
- Driveway parking and garage
- Sought after location
- EPC -D / Council tax - G





## DESCRIPTION

A well presented substantial detached DETACHED BUNGALOW situated in a sought after location of Old Coity. The property benefits from flexible accommodation with lounge, dining room, kitchen/diner, shower room/utility, five bedrooms, family bathroom, beautifully landscaped rear garden, ample off road parking and garage. Viewing highly recommended to appreciate this ideal family home.

## ENTRANCE

Via part glazed and frosted PVCu double doors set in a curved frame with PVCu double glazed sides panels into the entrance hall.

## ENTRANCE PORCH

Plastered and emulsioned vaulted ceiling, plastered and emulsioned walls with wall light, tiled flooring, PVCu frosted double glazed door leading to an area housing the chest freezer. Part glazed wooden door with single glazed side panel into the entrance hall.

## ENTRANCE HALL

Textured and coved ceiling, textured and papered walls, skirting, wall mounted lights, fitted carpet and radiator. Doors leading to the lounge, kitchen, three bedrooms, family bathroom and shower/utility room. Storage cupboard housing the hot water tank, shelving and electric consumer box. Door leading to an area currently used as a home office.

## SHOWER ROOM/UTILITY AREA (10' 4" max x 8' 11" max) or (3.15m max x 2.71m max)

Textured ceiling with centre light and extractor fan, fully tiled walls, tiled flooring, radiator, frosted PVCu double glazed curved window overlooking the front of the property. Three piece suite comprising walk in shower with overhead electric shower and bi-folding glass screen, low level w.c. and pedestal wash hand basin with chrome mixer tap. Storage cupboard with complementary roll top work surface, space for washing machine and tumble dryer. Wall mounted mirror and shaving point.

## LOUNGE (24' 0" x 14' 11") or (7.31m x 4.54m)

Textured and coved ceiling with two centre lights, textured and papered walls, skirting, wall mounted lights, fitted carpet, two radiators, PVCu double glazed sliding door leading out to the rear garden and large PVCu double glazed window overlooking the front of the property. Door leading to the dining room.

## DINING ROOM (14' 8" x 8' 10") or (4.48m x 2.70m)

Textured and coved ceiling with two pendant lights, textured and papered walls, skirting, fitted carpet, radiator and PVCu double glazed windows overlooking the side and rear of the property both with lovely views over the garden.



## KITCHEN/DINER (14' 7" x 10' 4") or (4.44m x 3.16m)

Measurements are to the pantry cupboard.

Textured and coved ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and mosaic tiled flooring. A range of base and wall units in shaker style solid oak with complementary work surfaces housing an inset one and half resin sink with mixer tap and four burner gas hob and double electric oven with overhead extractor fan. Integrated dishwasher, door leading to a good sized pantry cupboard with shelving. Large PVCu double glazed window overlooking the garden and frosted PVCu double glazed door leading out to the rear garden.

## MASTER BEDROOM (17' 1" x 11' 11") or (5.21m x 3.64m)

Textured and coved ceiling with centre light, textured and papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator.

## BEDROOM 5 / HOME OFFICE (10' 2" max x 8' 11" max) or (3.11m max x 2.72m max)

Textured and coved ceiling with centre light, textured and papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the side of the property and radiator.

## BEDROOM 3 (12' 11" max x 10' 2" max) or (3.94m max x 3.10m max)

Textured and coved ceiling with centre light, textured and papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.

## FAMILY BATHROOM (9' 10" max x 8' 4" max) or (3.0m max x 2.53m max)

Textured and coved ceiling with centre spot lights, fully tiled walls with decorative border, tiled flooring, built in storage cupboard with shelving. Three piece suite comprising walk in shower with bi-fold glass screen and overhead electric shower, bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low level w.c. Frosted PVCu double glazed window overlooking the rear of the property and radiator.

## LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Textured ceiling, textured and papered walls, skirting and fitted carpet. Doors leading to two further bedrooms.

## BEDROOM 2 (18' 3" x 10' 9") or (5.56m x 3.27m)

Textured ceiling with inset spot lights, plastered and emulsioned walls, skirting, doors leading to eaves storage, skirting, fitted carpet and two double glazed velux windows and radiator.

## BEDROOM 4 (15' 11" max x 10' 1" max) or (4.86m max x 3.07m max)

Textured ceiling with inset spot light, plastered and emulsioned walls, skirting, fitted carpet, alcove ideal for built in storage space, two velux windows overlooking the sides of the property and radiator.





## OUTSIDE


Gated access to the front of the property with tarmac driveway leading up to the garage with traditional up and over door with space for 6 plus vehicles. Laid to lawn with an area of raised beds and mature shrubs. Decorative stone with further bedding plants and shrubbery. Gate leading to a hard standing for additional parking. Gate leading to the rear of the property. Beautiful views over Coity Castle to the front. Motion sensor lights, enclosed with original stone wall.

Good sized enclosed and private beautifully landscaped rear garden with an area of sandstone patio ideal for outdoor dining. Laid to lawn with circular dining area to the rear of the garden and access to the garage. Bedding area with plants and shrubbery. Outside lighting.

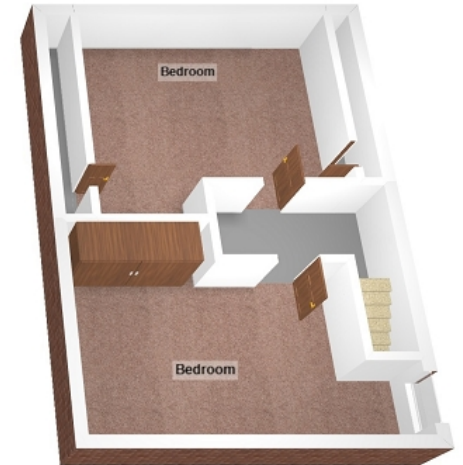


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>		76
(55-68) <b>D</b>	66	
(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.



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