



Bryn Road, Coychurch, Bridgend County.  
CF35 5EY

Offers Over  
£265,000





## Bryn Road, Coychurch, Bridgend County. CF35 5EY

Four bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, DOWNSTAIRS WC, four bedroom with ENSUITE to master bedroom, family bathroom, OFF ROAD PARKING and enclosed rear garden. Viewing highly recommended.

### Offers Over £265,000 - Freehold

- Four bedroom semi detached house
- Two reception rooms
- Downstairs WC
- Ensuite to master bedroom
- Off road parking
- EPC - C , Council tax band - D





## DESCRIPTION

Introducing this four bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, downstairs WC, four bedroom with ensuite to master bedroom, family bathroom, off road parking and enclosed rear garden. Viewing highly recommended.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with textured ceiling, centre pendant light, smoke alarm, emulsioned walls, skirting and original floorboards. Stairs leading to the first floor. Door leading into the lounge.

## LOUNGE (14' 3" x 14' 1") or (4.34m x 4.30m)

Textured ceiling, centre light, ceiling rose, coving, feature chimney breast with gas fire, marble hearth, surround and mantel, PVCu double glazed window overlooking the front of the property, radiator, emulsioned walls, skirting and fitted carpet.

## KITCHEN (17' 6" x 7' 6") or (5.34m x 2.29m)

Textured ceiling, centre light, strip light, coving, textured walls with tiling to splash back areas, two PVCu double glazed windows overlooking the rear of the property, PVCu double glazed door leading out to the side of the property, skirting and wood effect laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Oven with four ring gas hob and overhead extractor fan. Space for washing machine, dishwasher and tumble dryer. One and a half bowl stainless steel sink with chrome mixer tap. Space for freestanding fridge/freezer. Wall mounted gas combination boiler.

## RECEPTION 2 (15' 5" x 12' 4") or (4.71m x 3.75m)

Textured ceiling, centre fan light, emulsioned walls, PVCu double glazed French doors leading to the front of the property, radiator, skirting and fitted carpet. Door leading to downstairs WC.

## DOWNSTAIRS W.C. (7' 11" x 3' 7") or (2.41m x 1.10m)

Textured ceiling, sunken spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome mixer tap.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Split level landing. Textured ceiling, centre light, access to loft with light, smoke alarm, emulsioned walls, PVCu frosted double glazed window overlooking the rear of the property, skirting and fitted carpet.

## BEDROOM 1 (12' 6" x 11' 9") or (3.80m x 3.59m)

Textured ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and wood effect laminate flooring. Door into ensuite.



### **EN SUITE (9' 0" x 3' 8") or (2.74m x 1.11m)**

Textured ceiling, centre light, extractor fan, tiled walls, wall mounted white towel radiator, frosted PVCu double glazed window overlooking the rear of the property and tile effect vinyl flooring. Three piece suite comprising low level WC, wall hung vanity sink unit with chrome mixer tap and large walk in shower with overhead chrome mixer shower and sliding glass door.

### **BEDROOM 2 (12' 1" x 10' 6") or (3.68m x 3.21m)**

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Built in storage with hanging rails.

### **BEDROOM 3 (11' 6" x 9' 8") or (3.51m x 2.94m)**

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and wood effect laminate flooring.

### **BEDROOM 4 (9' 3" x 6' 8") or (2.82m x 2.03m)**

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

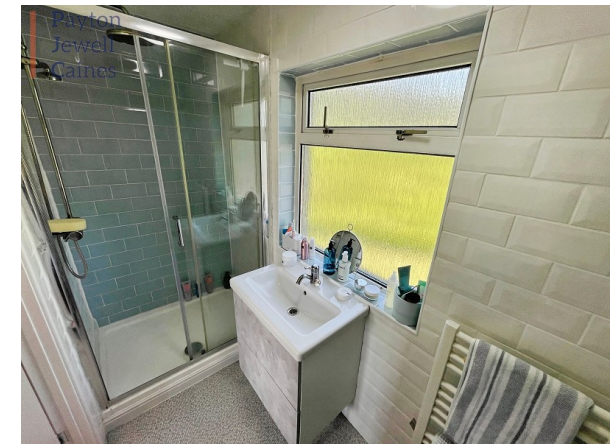
### **FAMILY BATHROOM (7' 1" x 5' 9") or (2.15m x 1.75m)**

Wooden tongue and groove ceiling, centre spot lights, tiled walls, radiator, frosted PVCu double glazed window overlooking the rear of the property, wall mounted mirror cabinet, skirting and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap and hand held shower attachment.

### **OUTSIDE**


Good sized enclosed and private rear garden mainly laid to lawn, area for two sheds that could remain with the property, two patio areas and area laid to artificial grass.

Off road parking to the front of the property for approximately four vehicles. Area laid to lawn.

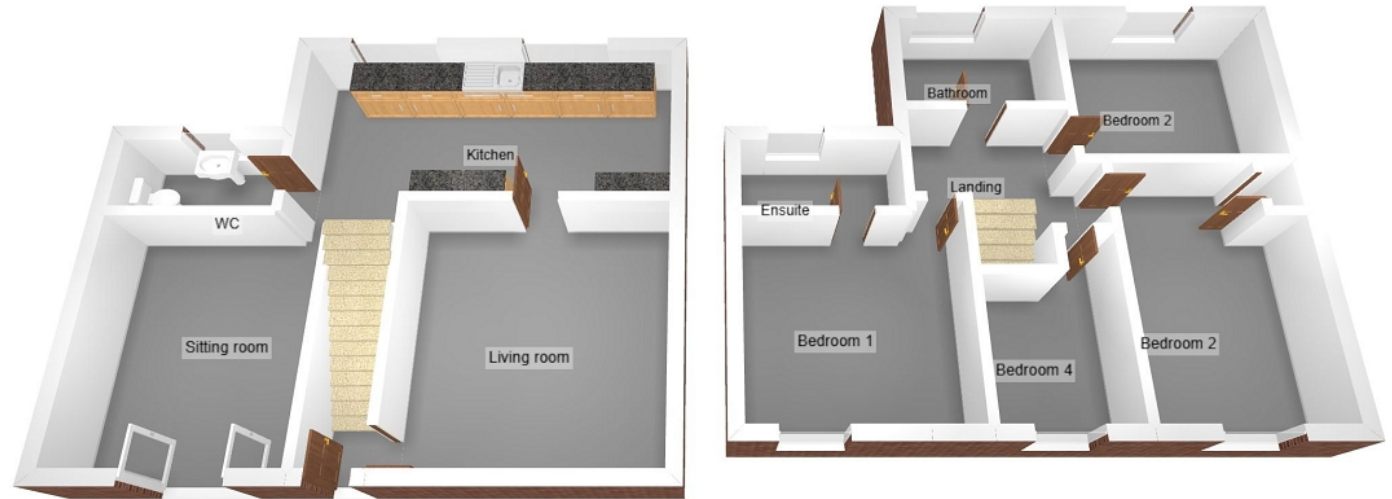




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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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