



The Coach House Nantymoel, Bridgend,  
Bridgend County. CF32 7NR

£264,999

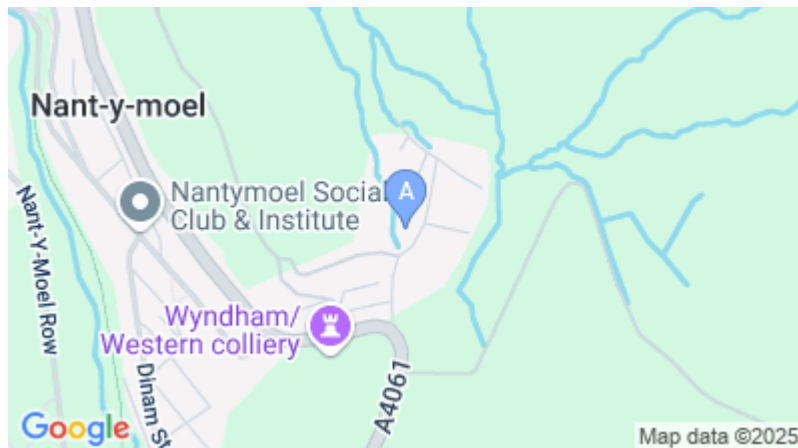


# The Coach House Nantymoel, Bridgend, Bridgend County. CF32 7NR

Beautifully presented two bedroom detached 1900s Character Cottage which has been lovingly restored to a high standard. The property comprises entrance hall/ dining area, lounge, kitchen with centre island, downstairs w.c. EN SUITE to bedroom one and two, enclosed rear garden and DRIVEWAY PARKING. Viewing highly recommended.

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- Beautifully presented character cottage
- Picturesque surroundings
- Two bedrooms with en suites
- Kitchen with utility
- Enclosed rear garden and driveway parking
- Council tax - E / EPC - C





## DESCRIPTION

Beautifully presented two bedroom 1900s Character Cottage which has been lovingly restored to a high standard. The property comprises entrance hall/dining area, lounge, kitchen, downstairs w.c. EN SUITE to bedroom one and two, enclosed rear garden and DRIVEWAY PARKING. Viewing highly recommended.

The picturesque Nantymoel village is located in the Bridgend County Borough of Wales. It is situated in the Ogmere Valley, approximately 8 miles (13 km) northeast of Bridgend town. Nantymoel is surrounded by scenic countryside, and outdoor enthusiasts can explore the natural beauty of the Ogmere Valley. The nearby Ogmere River and the surrounding hills provide opportunities for hiking and other recreational activities.

## ENTRANCE

PVCu double glazed front door leading into the entrance hall/dining area.

## ENTRANCE HALL/DINING AREA (13' 1" x 12' 2") or (4.0m x 3.70m)

Emulsified ceiling and walls, decorative light above the dining table, laminate flooring, opening into the kitchen and wooden door leading into the lounge. PVCu French doors leading out to the rear garden and PVCu window to the front of the property. Wooden stairs leading to the first floor.

## KITCHEN (13' 9" x 11' 10") or (4.20m x 3.60m)

Emulsified ceiling and walls, spot lights, decorative lighting over the Island/breakfast bar with storage below. PVCu double glazed windows to the front and side of the property. A range of wall and base units with complementary wooden work surfaces housing a double Belfast sink/drainage with food waste disposal and stainless steel mixer tap. Built in wine cooler and space for freestanding dishwasher, fridge/freezer and Range cooker with stainless steel splash back and black extractor above. Stone tiled splash backs and a continuation of the laminate flooring. Tall radiator and door leading into the utility room.

## UTILITY (8' 2" x 5' 3") or (2.50m x 1.60m)

Emulsified ceiling and walls, laminate flooring, attic hatch, PVCu double glazed door leading out to the rear garden and PVCu double glazed window overlooking the rear. Work surface with space for washing machine, tumble dryer and fridge. Wall mounted units with stone tiled splash back. Wooden door leading into the downstairs w.c.

## DOWNSTAIRS W.C. (4' 11" x 3' 3") or (1.50m x 1.0m)

Emulsified ceiling and walls, spot lights, wall mounted Baxi combination boiler. Two piece suite comprising low level w.c. and vanity unit with Quartz work top and ceramic wash hand basin with stainless steel waterfall tap and stone splash back. Laminate flooring, electric modern radiator and frosted PVCu window to the rear of the property.

## LOUNGE (17' 9" x 13' 1") or (5.40m x 4.0m)

Emulsified ceiling and walls, laminate flooring, two PVCu windows overlooking the front of the property and PVCu window overlooking the side of the property. Feature log burner set on stone flagstone. Radiator and wall mounted lights.

## LANDING

Via wooden staircase with wooden balustrade. Emulsified ceiling and walls, skylight and laminate flooring.



## BEDROOM 1 (18' 1" x 12' 2") or (5.50m x 3.70m)

Emulsioned ceiling and walls, laminate flooring, radiator, and door leading into the en suite.

## EN SUITE (7' 10" x 3' 7") or (2.40m x 1.10m)

Aqua panelled walls in tile effect, laminate flooring, stainless steel towel rail radiator, skylight, spot lights and extractor. Three piece suite comprising vanity unit with porcelain wash hand basin and stainless steel mixer tap with electric mirror and shelving above, low level w.c. and shower cubicle with overhead shower and hand attachment with glass shower screen.

## BEDROOM 2 (8' 10" x 10' 2") or (2.70m x 3.10m)

Emulsioned ceiling and walls, attic access, laminate flooring, PVCu window overlooking the front of the property, radiator, opening into storage space and door leading to the en suite.

## EN SUITE (7' 7" x 2' 4") or (2.30m x 0.70m)

Tiled walls, laminate flooring, spot lights and sky light. Three piece suite comprising pedestal wash hand basin with stainless steel mixer tap, low level w.c. and shower enclosure with aqua panels, stainless steel shower head and mixer and glass and stainless steel bi-fold door.

## OUTSIDE

Shared access to the front gravel turning circle with parking to the side of the property, flagstones leading to the front entrance.


The rear garden is bound by fencing and hedgerow, laid to patio with electric and outside tap. Flagstone steps lead to the upper level with two wooden side gates with decorative trellis. Steps up to a decked area with spindles, rope and electric socket. The remainder of the garden is laid to lawn with summer house (to remain). Four storage sheds, decorative stone and play area.



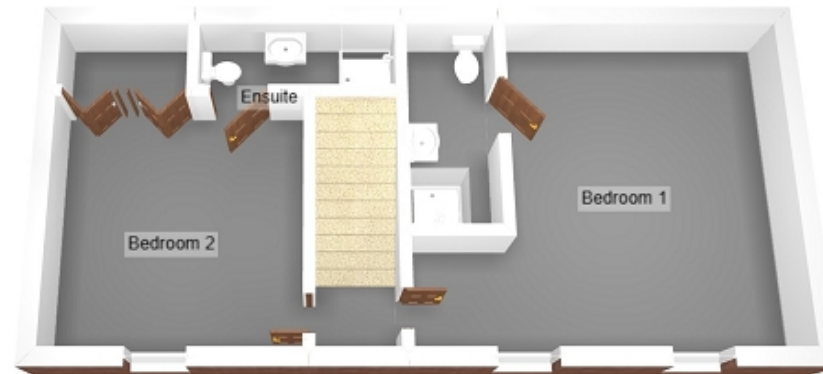
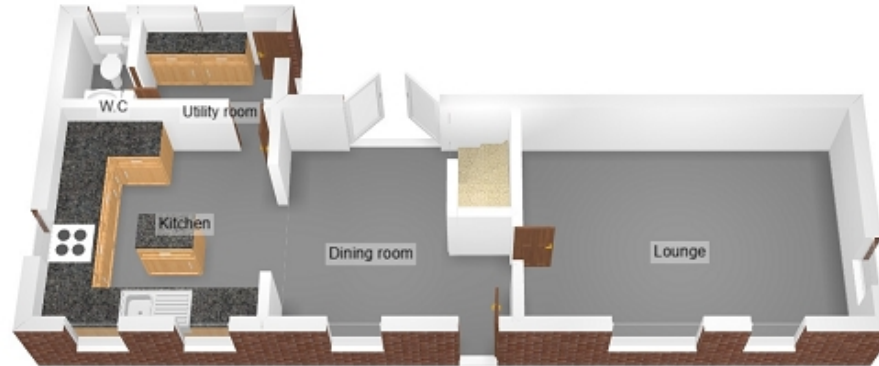
For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(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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