



The Coach House, Nantymoel – CF32 7NR
Bridgend

£264,999

The Coach House

Nantymoel, Bridgend

Step inside this beautifully presented two bedroom detached character cottage and discover a home full of warmth and charm. Both bedrooms come with their own en suite, offering privacy and comfort for you and your guests. The kitchen is thoughtfully designed, with plenty of space for cooking and a handy utility area for all your laundry needs. The interiors blend classic cottage features with modern touches, creating a welcoming space that's ready to move into. The living areas are light and inviting, perfect for relaxing or entertaining friends. Set in picturesque surroundings, this cottage offers a peaceful retreat while still being close to local amenities. With council tax band E and an EPC rating of C, this home is as practical as it is appealing. Whether you're looking for a quiet escape or a place to share with family and friends, this cottage ticks all the boxes. Don't miss the chance to make this delightful property your next home.

- 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





Entrance

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

Entrance Hall / Dining Area

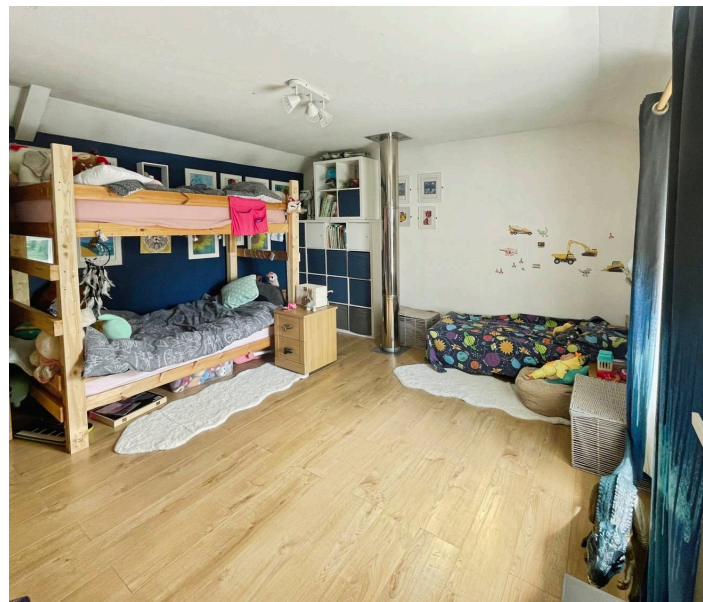
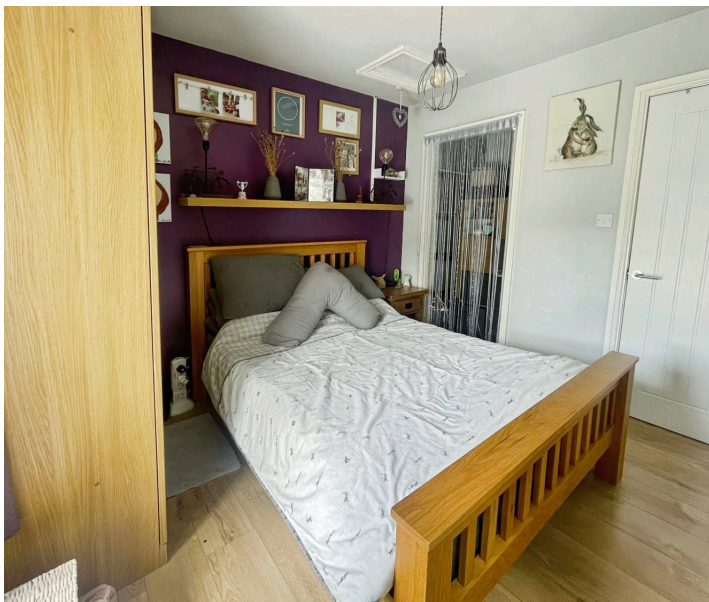
13' 1" x 12' 2" (4.00m x 3.70m)

Emulsioned 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" (4.20m x 3.60m)

Emulsioned 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/drainers with food waste deposit 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" (2.50m x 1.60m)

Emulsioned 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" (1.50m x 1.00m)

Emulsioned 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" (5.40m x 4.00m)

Emulsioned 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.

Bedroom one

18' 1" x 12' 2" (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" (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 two

8' 10" x 10' 2" (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

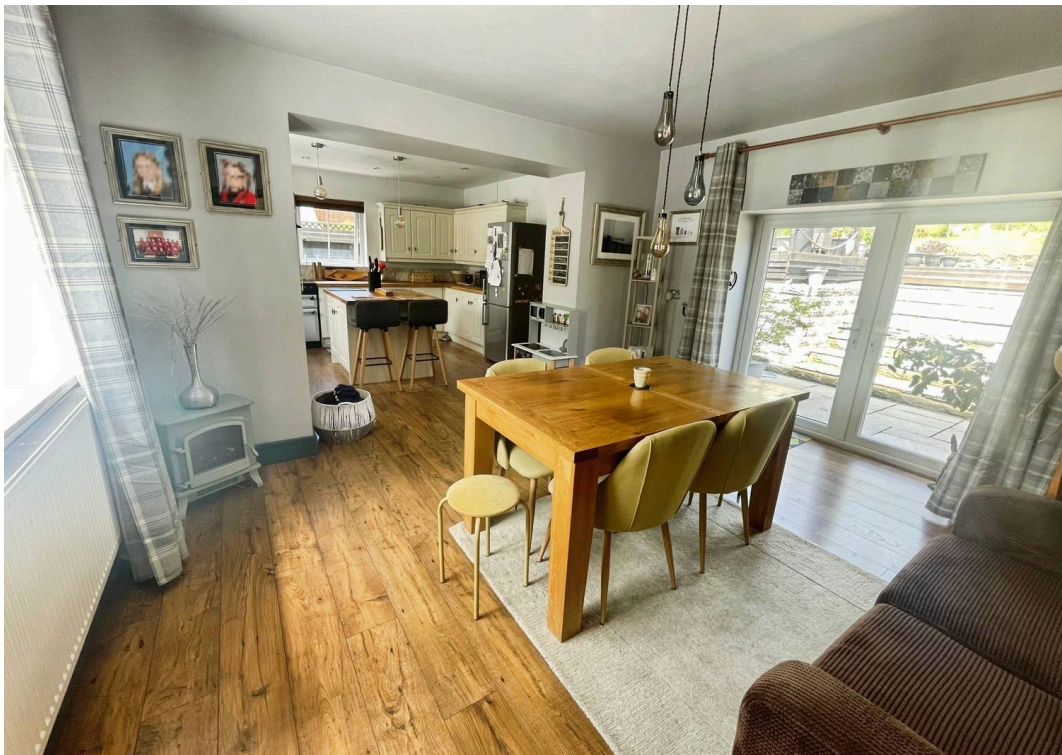
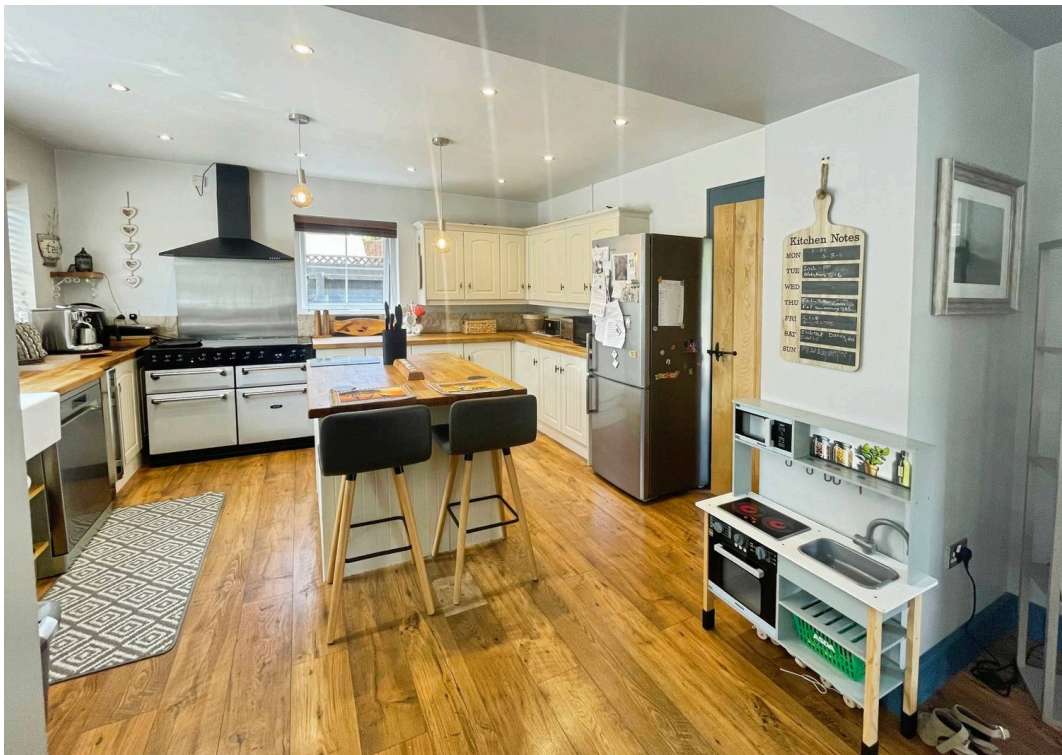
7' 7" x 2' 4" (2.30m x 0.70m)

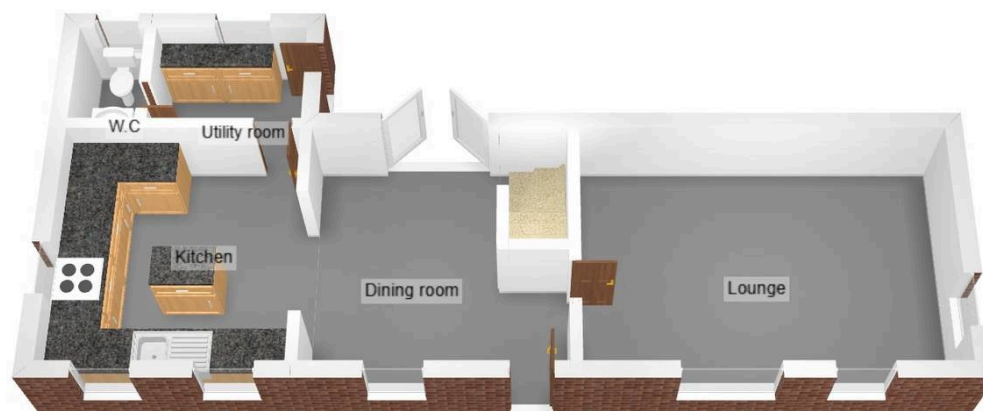
Tiled walls, laminate flooring, spot lights and sky light. Three piece suite comprising pedestal wash hand basin with stainless steel mixer tap, low level W.C and shower enclosure with aqua panels, stainless steel shower head and mixer and glass and stainless steel bi-fold door.

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.







Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.