

35 Coychurch Road

Pencoed, CF35 5LY

Price £240,000

HARRIS & BIRT

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An attractive semi-detached cottage believed to date back to the early 1900s located just a stones throw from all local amenities in Pencoed. The deceptively spacious accommodation briefly comprises: entrance hall, living room, dining room, kitchen, utility and downstairs WC. Steep-rise stairs lead to the first floor split landing offering access to a family bathroom and three double bedrooms. Outside enjoys the benefit of a sizeable garden to the rear, garden is predominantly laid to lawn with concrete paving and side storage/access back to the front. Plenty of street parking is available at the front.

The property is located on Coychurch Rd and is within walking distance of the towns excellent facilities. These include well regarded schooling, wide range of shops both national and local, sporting and recreational facilities. Pencoed has a railway station on the main Swansea to Cardiff line. The M4 is just a few minutes drive away and provides easy access to majoring centres including the capital city of Cardiff.

- Semi-Detched Family Home
- Open Plan Living/Dining Room
- Good School Catchments
- Close To Train Station
- Three Double Bedrooms
- Good Sized Rear Garden
- Walking Distance To Pencoed Centre
- EPC Rating: E

Accommodation

Ground Floor

Entrance Hall 3'6 x 18'11 (1.07m x 5.77m)
The property is entered via UPVC front door with inset obscure glazed glass window. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Radiator. Door to living room and a further door to dining room. Steep, narrow carpet stairs lead up to first floor landing.

Dining Room 17'6 x 11'11 (5.33m x 3.63m)
Large UPVC window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Opening through to living room. Further opening through to kitchen.

Living Room 13'8 x 15'8 (4.17m x 4.78m)
Large UPVC lead lined window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Feature log burning stove set on slate hearth with wooden mantel. Opening through to dining room.

Kitchen 10'0 x 13'0 (3.05m x 3.96m)
Modern fitted kitchen with features to include: a range of wall and base units set under and over a hardwood worksurface. Belfast China bowl sink and chrome swan neck mixer tap. Free standing Kenwood five ring gas cooker and hob. Tiled splashback and extractor over. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling lights. Low level UPVC window to side. Further obscure glazed window to side. Pedestrian door leads out to side. Opening through to the utility.

Utility Room 9'8 x 8'4 (2.95m x 2.54m)
Base unit set under matching worksurface. Inset 1.5 stainless steel sink and drainer with curved swan neck mixer tap. Tiled splashback. Space for fridge/freezer. Space fro washing machine. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Dual aspect windows to both sides. Pedestrian door leading out to side. Door opens through to WC.

WC 9'8 x 3'9 (2.95m x 1.14m)
Two-piece suite comrpsiing low level WC and wash hand basin. Carpet flooring. Skimmed walls and ceiling. Obscure glazed window to rear.

First Floor

Landing 7'2 x 13'6 (2.18m x 4.11m)
Steep, narrow carpet stairs from ground floor hallway to first floor landing. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Small high level window allowing natural lighting. Access to loft via hatch. Communicating doors to all first floor rooms.

Master Bedroom 10'1 x 14'8 (3.07m x 4.47m)
UPVC window to front. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Radiator. Decorative feature fireplace.

Bedroom Two 7'11 x 10'9 (2.41m x 3.28m)
UPVC window to front. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Radiator.

Bedroom Three 10'1 x 8'4 (3.07m x 2.54m)
UPVC window to rear. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Radiator.

Bathroom 9'5 x 11'10 (2.87m x 3.61m)
Large four piece suite in white comprising: corner panelled bath with hot and cold taps and tiled splashbacks. Shower cubicle with electric shower behind glazed screen. Low level WC. Pedestal wash hand basin with hot and cold taps and tiled splashbacks. Further skimmed walls and ceiling. Pendant ceiling light. Tile effect flooring. Low level obscure glazed window to side. Further obscure glazed window to rear. Boiler housed to wall.

Outside
The front garden has a stone built dwarf wall to front with a patio laid pathway to door. Laid mainly to costwold chippings. High level hedges to side offering privacy. The rear garden has a terraced area, great for outside entertaining. The rear is mostly laid to lawn. Railway sleeper edging. Mature shrubbery. Wooden garden shed. A mixture of stone wall and feather-edge fencing to the boundaries. Side access to private side alley.

Services
All mains services are connected to the property.

















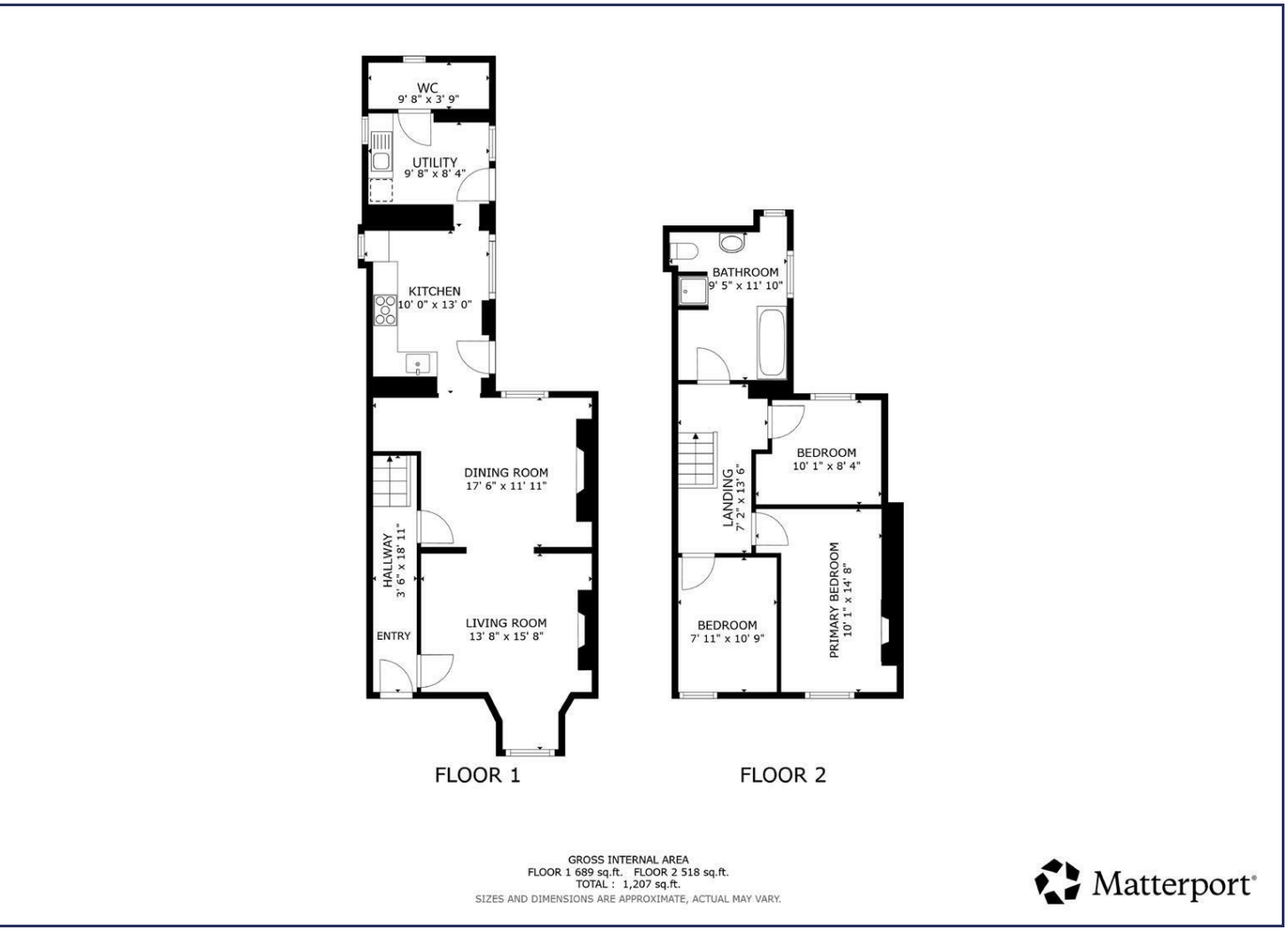










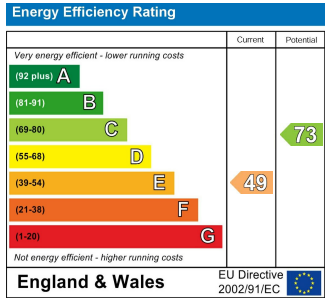


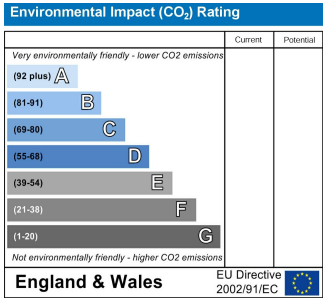
GROSS INTERNAL AREA
FLOOR 1 689 sq.ft. FLOOR 2 518 sq.ft.
TOTAL : 1,207 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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