



# Coed Helig

Coychurch, Bridgend, CF35 5HW

Price £650,000

HARRIS & BIRT





An excellent opportunity to purchase this impressive small holding comprising two bedrooms in a spacious detached bungalow with two good sized reception rooms. Detached garage/workshop that has an abundance of potential and circa 3 acres of excellent quality pasture that has been maintained wonderfully by the current owners. The property itself is found in an excellent condition and comprises accommodation; entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, utility, two good sized bedrooms and a family bathroom. The gardens are truly fantastic and well maintained throughout with a good sized timber summer house and potting shed, chicken coop and green house all to remain.

Smallholding likes this are unique in nature and the land is adaptable as pony paddocks. Further benefits include oak flooring, skirting, architrave and doors, Chesney log burning stove housed to the living room and good quality kitchen and bathroom facilities.

Coychurch, a small village to the East of Bridgend, offers excellent access to the M4 corridor, Bridgend and Cowbridge. Built surrounding an early Christian church, St. Crallos, it also offers two public houses, the White Horse and the Prince of Wales, excellent schooling for all ages, shops and public transport links.

- Attractive Smallholding
- Detached Two Bedroom Bungalow
- Adaptable for a Variety of Uses
- Flat Pasture Mainly Laid to Grass
- Circa 3 Acres of Grounds, Land and Garden
- Detached Garage & Workshop
- Close Proximity to M4 Corridor
- EPC:D

## Accommodation

### Entrance Porch 7'4 x 12'6 (2.24m x 3.81m)

Good sized entrance porch with space for shoes and cloaks. Accessed via uPVC front door with opaque glazed vision panels, solid oak flooring. Exposed stone walls. UPVC clad ceiling. Door through to;

### Entrance Hall

Entered via UPVC front door with floral lead lined opaque vision panels with adjacent floor to ceiling fixed pane UPVC triple glazed opaque panels allowing plenty of natural light. Fully skimmed walls and ceiling. Solid oak flooring. Doors and architraves throughout. Access to loft via hatch. Pendant ceiling light. Modern gloss black vertical radiator. Oak doorway opens through to good sized airing cupboard housing fitted radiator and open shelving. Doorway opens through to living room.

### Living Room 18'6 x 23'7 (5.64m x 7.19m)

Excellent sized principal reception space. Feature fireplace comprising clear view log burning stove by Chesney set on a flagstone laid hearth with concrete oak effect mantle. UPVC triple glazed bronze tinted windows to front elevation, triple glazed to rear elevation, allowing plenty of natural light throughout the building. Skimmed walls and ceiling. Solid oak flooring to match. Modern gloss horizontal radiators. Semi-open plan through to dining room.

### Dining Room 11'11 x 9'1 (3.63m x 2.77m)

Another good sized reception space with UPVC bronze tinted triple glazed window to front elevation. Skimmed walls and ceiling. Solid oak flooring. Matching horizontal radiator. Open plan through to kitchen/breakfast room.

### Kitchen/Breakfast Room 11'11 x 13'10 (3.63m x 4.22m)

A modern fitted gloss kitchen in a cream palette set under and over quartz worksurfaces and matching upstands. Features including; eyeline double oven. Stainless steel 1.5 sink and drainer with chrome mixer tap. Integrated dishwasher by CDA behind matching decor panel. Further eyeline double oven to adjacent side. CDA four ring induction hob and drop down chimney extractor in stainless steel set into a fixed island. Curved edging and plenty of

underset storage. Up and over integrated fridge/freezer behind matching decor panel. Further range of fitted base units. Natural light via UPVC triple glazed picture window to side elevation. Fully skimmed walls and ceiling. LED spotlighting. Tiled flooring. Matching black radiator. Oak half glazed doorway opens through into utility room.

### Utility Room 11'11 x 6'11 (3.63m x 2.11m)

Good sized utility with UPVC triple glazed window and UPVC half glazed patio door to rear elevation. Oak fitted worksurface with space for washing machine and tumble dryer. Oil fired central heating boiler set under. RCD fuse board housed to wall. Range of fitted larder units provide ample storage. Fully skimmed walls and ceiling. Matching tiled flooring.

### Master Bedroom 15'1 x 10'11 (4.60m x 3.33m)

Good sized double bedroom. UPVC triple glazed windows to rear elevation. Skimmed walls and ceilings. Solid oak flooring skirtings. Fitted bedroom furniture in a shaker style throughout. Gloss black radiators and sockets.

### Bedroom Two 12'8 x 10'5 (3.86m x 3.18m)

Another good sized double bedroom with UPVC bronze tinted triple glazed window to front elevation. Skimmed walls and ceiling. Solid oak flooring. Fitted matching radiator. Fitted range of bedroom furniture.

### Bathroom 9'6 x 8'0 (2.90m x 2.44m )

Recently modernised and found in an excellent condition comprising four piece suite of oversized walk in shower cubicle. Integrated chrome shower, rainfall shower head attachment and separate shower head fitment. Solid marble seat situated under towel rail. Inset shelving behind a glazed and chrome shower screen. Oversized roll top free standing bath with floor mounted chrome mixer tap and separate shower head fitment. Oversized wall hung wash hand basin with chrome mixer tap and under vanity unit in a curved white high gloss. Low level dual flush hidden cistern WC. Fully tiled walls with open shelving. Matching large form tiled flooring. LED spotlighting. UPVC triple glazed opaque window to rear elevation. Wall mounted chrome heated towel rail in a modern finish.

## Outside

### Detached Garage 30'7" x 14'10" (9.32m x 4.52m)

An excellent sized double skimmed pitched roof garage/workshop. Could be further adapted for a variety of uses. Up and over garage door to open garage. Plenty of space in eaves for storage. Concrete laid base. Power and light. Full range of wall and base units and kitchen worksurfaces. Block built wall divides the garage from the workshop behind. Range of UPVC double glazed windows and UPVC fully double glazed pedestrian door offers access to side. Workshop benefits from an L shaped range of wall and base units. Great for storage. A sizeable and impressive space.

### Gardens & Grounds

Accessed via a double gated entrance to block paviour forecourt. Plenty of off road parking set back from the road via a mature hedgerow and parcel of lawn. Access through to the pasture and land beyond. Pedestrian side access and vehicle access to garage. Side garden housing oil tank. The rear is accessed via a pedestrian ledged and braced gate. Perimeter is made private via a double skimmed block built wall with inset wrought iron railing. The back garden is a real delight and offers pedestrian access to the garage. Resin laid terrace and pathways. Flat, private and mainly laid to lawn with access out onto the pasture and fields beyond. Fully enclosed and fenced for pets. Patio laid pathway offers access to a raised decked terrace housing a good sized pitched roof timber summer house. Gets the sun all day round and has power, light and electric. Good sized potting shed with power and electric. Outside electric points throughout. Shallow laid steps lead up to a kitchen garden beyond. Raised beds and borders.

### Land

The land spans to circa 3 acres of good quality pasture laid mostly to grass lays. Accessed via a 5 bar gate from the main lane or via pedestrian access from the house. The boundaries are fully fenced and full enclosed with good quality stock proof fencing. Good sized spacious chicken coop that will remain. Good quality greenhouse. Land could benefit from a variety of uses. Extremely adaptable.

### Services

Oil fired central heating. Mains electric and water. Septic tank drainage. Electric underfloor heating to the bathroom.















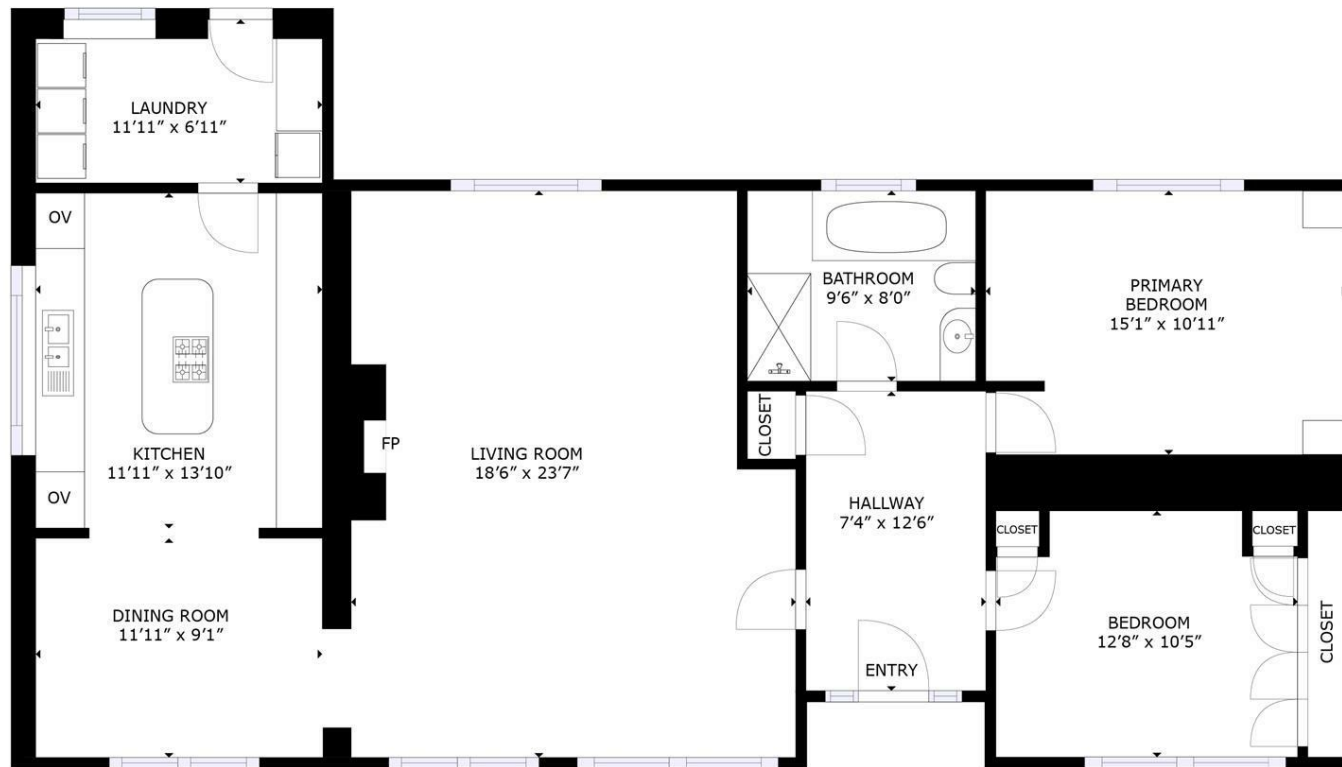


50 m

100 m







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,362 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

