

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

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PETER MORGAN

Flat 2 The Granary, 8 St. Christophers Court, Coity, Bridgend, Bridgend County, CF35 6DB

£195,000

Main Features

- Mezzanine style ground floor apartment with charm and character
- 2 bedrooms
- Lounge / dining room
- Individual mezzanine style layout
- Communal gardens
- Within the historic village of Coity where there is a local shop, public house, church and historic castle
- Approximately 1 to 1.5 miles from the M4 at Jct 36, The Princess of Wales Hospital and Bridgend Town Centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: D
- Need a mortgage? We can help.

General Information

2 DOUBLE BEDROOM, MEZZANINE STYLE GROUND FLOOR APARTMENT SET IN A CONVERTED FARM BUILDING DATING CIRCA 1900 AND CONVERTED IN 1980s. LOCATED WITHIN CONSERVATION AREA BOASTING SPACIOUS ROOM SIZES, CHARM & CHARACTER.

This apartment is the largest of the 4 apartments within The Granary and benefits from loft room and French doors from lounge to garden. This home forms part of what was originally a stone built granary. Sympathetically converted in the 1980's to 4 exclusive apartments and a selection of individual style homes in courtyard style setting. Complimented by mature and private communal grounds. Fitting in with its setting within the historic village of Coity where there is a local shop, public house, church and historic castle. All this with the convenience of being within approximately 1 to 1.5 miles from the M4 at Jct 36, The Princess of Wales Hospital and Bridgend Town Centre.

The accommodation includes security intercom door entry, communal hallway, lounge / dining, fitted kitchen, fitted bathroom, 2 double bedrooms & loft room. The property has an individual mezzanine style layout. Benefitting from uPVC double glazing with French doors to garden & combi gas central heating. Externally there are communal grounds with lawned gardens, paved areas, garden shed and parking for 2 vehicles. Internal viewing of this individual

apartment is highly recommended.

NO ONGOING CHAIN. (vendor can vacate on sale)

GROUND FLOOR

Communal Hallway

Main composite double glazed entrance door to front with individual apartment secure entry system. LVT flooring. Courtesy and emergency lighting. 1/2 turn carpeted and spindled staircase to first floor. Storage cupboard.

Lounge/Dining Room

uPVC double glazed French doors with matching full length side panels and window light to lawned garden. uPVC double glazed main entrance door to communal hallway. Fitted vertical blinds. Farmhouse style walls. Wood beam to ceiling. Two radiators. Fitted carpet. TV connections. Wall mounted gas central heating thermostat. Wood panelled doors to kitchen and bedroom one. Square archway and steps to bedroom two, bathroom and loft room

Kitchen

uPVC double glazed window to front. Fitted kitchen finished with gloss cream doors and brushed steel handles. Illuminated wood effect worktops. Brick style tiled splashback. Integral oven, grill, hob, extractor hood. Space for fridge freezer. Plumbed for washing machine. Tiled floor. Radiator.

Bedroom 1

Full length and width uPVC double glazed window with fitted vertical blind to side. Radiator. Fitted carpet. Farmhouse style walls.

Mezzanine Landing

Fitted carpet. Three steps and wood panelled doors to bathroom and bedroom two. Loft entrance with loft ladder leading to loft room.

Bathroom

uPVC double glazed window to rear. Four piece suite in white comprising close coupled WC with push button flush, hand wash basin with mixer tap set in vanity unit and corner bath with mixer taps and hair wash spray. Double shower cubicle with mixer shower. Fully tiled walls. Heated towel rail / radiator. Wall mounted mirrored cabinet. Suspended ceiling with inset spotlights.

Loft Room

Vaulted ceiling. Double glazed skylight window. Carpet. Wall mounted Combi gas central heating boiler. Carbon monoxide detector. Electric light and power point. Access to attic eaves.

Bedroom 2

uPVC double glazed window to side. Radiator. Fitted carpet.

EXTERIOR

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Leasehold details

999 years from 25/03/1981

Service charge including ground rent as of 17/07/25 is £80 per month

Owner has a 25% share of the Freehold

Communal Gardens

Mature communal gardens to front and side. Laid to lawns with stone walls and wood fencing. A variety of fruit trees and mature shrubs. Allocated parking space for 2 vehicles. Drying and storage area.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

D

Current heating type

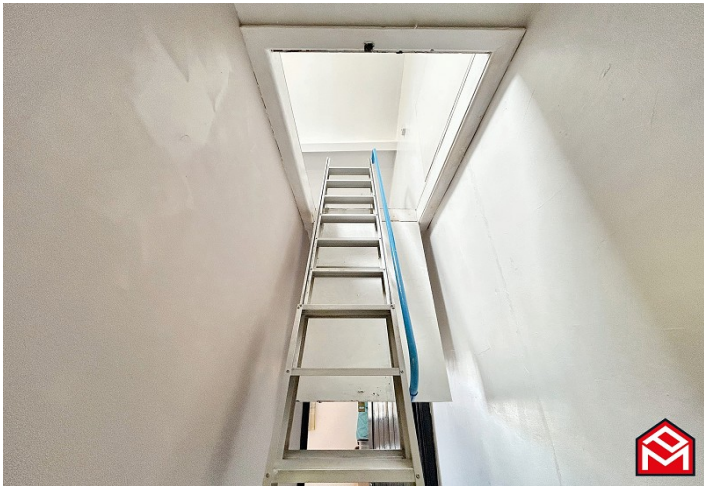
Gas

Tenure

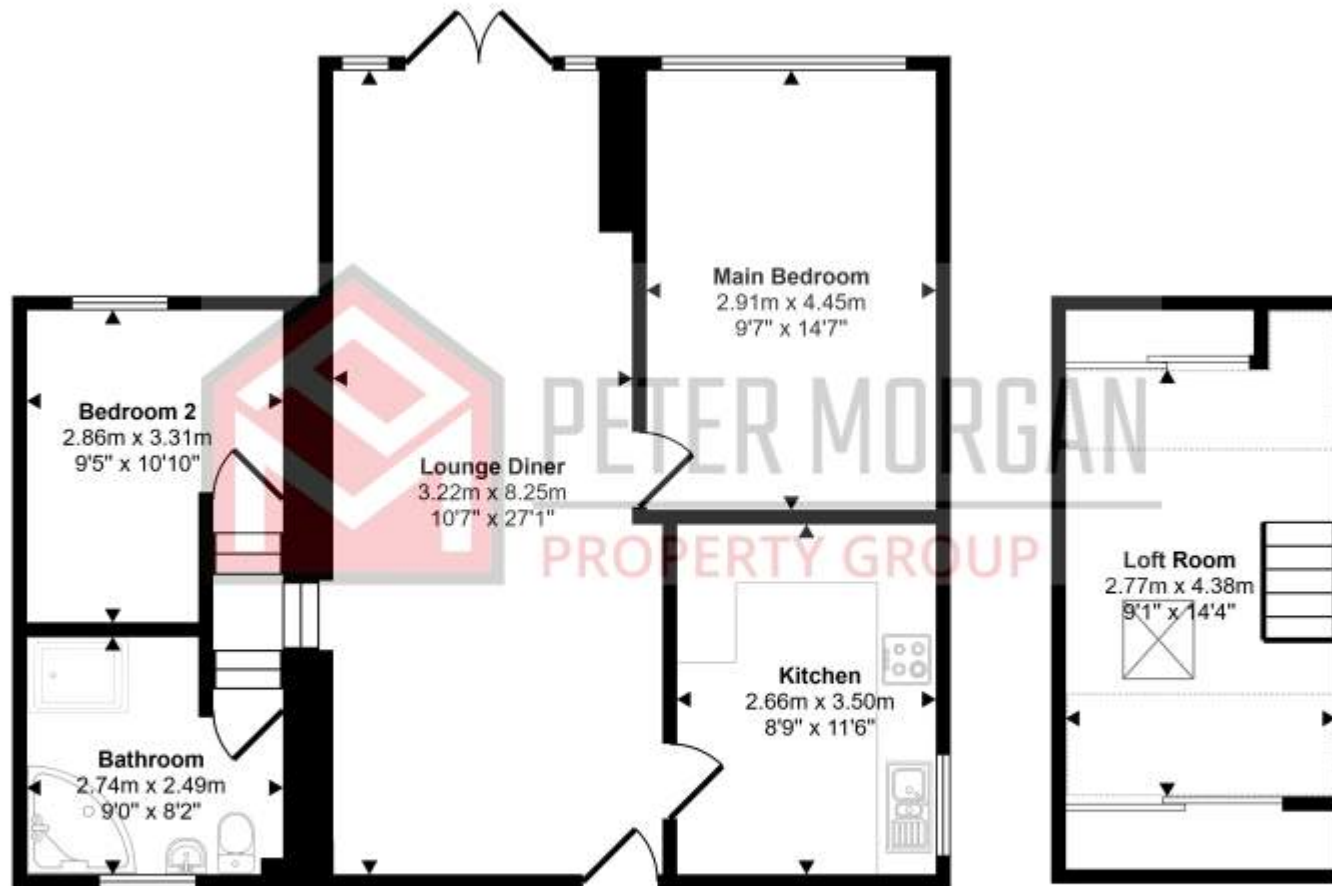
Leasehold







Approx Gross Internal Area
87 sq m / 935 sq ft




Ground Floor
Approx 71 sq m / 764 sq ft

First Floor
Approx 16 sq m / 171 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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