



Trees Road, Coychurch, Bridgend, CF35 5EW

HUNTERS[®]
EXCLUSIVE



Treoes Road, Coychurch, Bridgend, CF35 5EW

Hunters Exclusive are proud to present a unique opportunity to own this 4 bedroom detached character property found in the small village of Coychurch, Bridgend.

Briefly comprising of Entrance Porch, dining room, Lounge, Kitchen, utility / cloakroom, three double bedrooms and one single, family bathroom.

Outside there is a detached single garage and an additional double length garage to rear, found on large corner plot.

This is a well presented property offering a lovely family home.





PORCH

Front Porch, with parkay flooring, stone clad and skimmed walls, papered ceilings, side lighting, wood front door with 2 side panels, secondary door into dining with glass panels, separate coat cupboard

DINING ROOM

6.12m (20' 1") x 3.30m (10' 10")

With parkay flooring, papered walls & ceilings which are coved, central and side light fittings, two radiators, power & tv points, sliding patio doors to side court yard, wood French doors with glass panels to lounge, stairs to first floor.

LOUNGE

5.36m (17' 7") x 4.32m (14' 2")

with parkay flooring, papered walls & textured ceilings with beams, central light fittings, radiator, window to rear, feature wall which stone clad with original stone staircase and fireplace with real wood burne , door to kitchen.

KITCHEN

4.11m (13' 6") x 4.09m (13' 5")

Laminate flooring, skimmed walls and ceilings with central light fittings, radiator, selection of base and wall units in shaker style cream coloured with walnut effect worktops, double sink and drainer with mixer tap, built in double electric oven, halogen and electric hood, window to rear garden, door to utility.

REAR HALL / CLOAKROOM



Hallway with carpets, papered walls and ceilings, central lighting, door to cloakroom, rear glazed door, plumbing for washing machine, floor mounted boiler, window to side, separate storage cupboard.

Cloakroom with carpets, wood clad/papered walls, papered ceilings with central light fitting, 2 piece white suite sink and wc, window to side.

LANDING

which is carpeted, papered walls and ceilings, central light fitting, power points, radiator, attic access, airing cupboard.

MASTER BEDROOM

4.17m (13' 8") x 3.86m (12' 8")

Carpets, papered walls and ceilings coved, central light fitting, window to front and rear, radiator, selection of built in wadrobes with matching furniture. Shower cubicle in corner with glass door, tiled floors and walls, electric shower, separate light and extractor.

BEDROOM 2

4.65m (15' 3") 3.68m (12' 1")

With carpets, papered walls and ceilings coved, central light fittings, radiator, window to front views, built in wardrobes along one wall with additional cupboard

BEDROOM 3



4.47m (14' 8") x 2.51m (8' 3")

With carpets, skimmed walls and papered ceiling coved, central light fittings, radiator, window to rear views, built in wardrobes along one wall.

BEDROOM 4

3.99m (13' 1") x 2.18m (7' 2")

With carpets, skimmed walls and ceilings coved, central light fitting, radiator, window to side.

BATHROOM

3.68m (12' 1") x 1.88m (6' 2")

carpets, tiled walls and slimmed ceilings, central light fittings, 3 piece suite sink, bath with mixer shower and glass screen, wc, radiator, frosted window to rear.

FRONT GARDEN

Enclosed with stone original wall iron gates onto block drive with room for several vehicles, some mature borders with large tree, detached garage larger than single, with up and over door and side door, concrete floors and pitched roof, power and electric points. Iron gate to side court yard which is blocked paved block paved additional fence and gate to rear.

REAR GARDEN

Enclosed rear south facing garden, landscaped, large patio area with bbq built in lean too off rear garage offering additional storage, outside tap, borders with various trees and shrub, side access to front and side.



GARAGE / WORKSHOP

9.75m (32' 0") x 5.18m (17' 0")

Additional garage to rear with electric roller shutter and side access, concrete floors, power and lighting.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances
- All measurements are approximate.



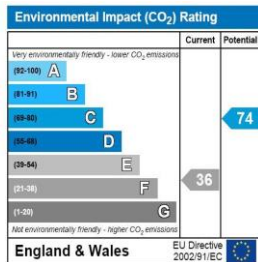
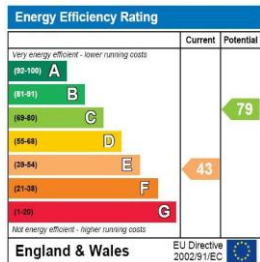
Ground Floor



1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01656 856118 | Website: www.hunters-exclusive.co.uk

A Hunters franchise owned and operated under license by Fresh Start (Wales) Properties Limited Registered No: 08755527 VAT Reg. No 192 5133 12
 Registered Office: 18 Coychurch Road, Pencoed, Bridgend. CF35 5NG





HUNTERS[®]

EXCLUSIVE

EXCLUSIVE HOMES | EXCEPTIONAL SERVICE