



## 15A Duffryn Close

Coychurch, Nr Bridgend CF35 5TA

Price £350,000

HARRIS & BIRT



A modern detached property located in the sought after village of Coychurch offering easy access to the M4 Motorway and within easy reach of the towns of Pencoed and Bridgend. The accommodation briefly comprises: entrance hall, living room, dining room, WC, kitchen and utility room to the ground floor. First floor offers Four double bedrooms and a family bathroom. Sizeable gardens to front and rear with off road parking for several vehicles and a detached garage. Further benefits include mains gas and uPVC double glazing throughout.

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.

## Accommodation

### Ground Floor

#### Entrance Hall

The property is entered via UPVC obscure glazed front door into main central hallway. Carpet floor. Stairs leading up to first floor landing. Under stairs storage. Pendant ceiling light. Doors to all ground floor rooms.

#### Sitting Room 15'7 x 9'3 (4.75m x 2.82m)

Large UPVC window overlooking rear garden. Carpet floor. Radiator. Pendant ceiling light.

#### Living Room 11'2 x 18'4 (3.40m x 5.59m)

Large window overlooking front. Carpet floor. Radiator. Pendant ceiling light.

#### Kitchen/ Dining Room 16'10 x 8'9 (5.13m x 2.67m)

Modern fitted kitchen with features to include: range of wall and base units with laminate worktops and tiled splash backs. Inset single bowl with curved hot and cold taps and draining grooves. Under counter Beko electric oven. Inset induction hob with wall mounted electric extractor fan over. Large window overlooking rear. Ceiling strip light. Vinyl floor. Space for table and chairs. Radiator. Door to utility room.

#### Utility Room

UPVC glazed door to rear garden. Plumbing for washing machine. Space for tumble dryer. Continuation of Vinyl flooring from kitchen. Pendant ceiling light.

#### WC 4'9 x 9'3 (1.45m x 2.82m )

Obscure decorative glazed window to side. Low level WC. Pedestal wash hand basin with hot and cold tap. Tiled splash back. Vinyl floor. Radiator. Pendant ceiling light.

### First Floor

#### Landing

Carpeted stairs from hallway up to first floor landing. Window overlooking side. Loft access hatch. Large recessed storage cupboard with shelving. Carpet floor. Pendant ceiling light.

#### Master Bedroom 13'7 x 10'0 (4.14m x 3.05m )

Large window overlooking rear. Two fitted wardrobes. Carpet floor. Radiator. Pendant ceiling light.

#### Bedroom Two 10'2 x 9'4 (3.10m x 2.84m )

Large window overlooking rear. Carpet floor. Radiator. Pendant ceiling light.

#### Bedroom Three 11'0 x 7'10 (3.35m x 2.39m)

Large window overlooking front. Carpet floor. Radiator. Pendant ceiling light.

#### Bedroom Four 10'2 x 8'9 (3.10m x 2.67m)

Large window overlooking front. Carpet floor. Radiator. Pendant ceiling light.

#### Family Bathroom 8'0 x 5'5 (2.44m x 1.65m)

Modern three piece suite in white comprising panelled bath with wall mounted Triton electric shower. Pedestal wash hand basin with hot and cold taps. Low level dual flush WC. Decorative obscure glazed window to side. Part tiled walls. Vinyl floor. Radiator. Pendant ceiling light.

#### Outside

Private driveway to front offering off road parking for several vehicles leading to garage. Spacious front lawn with wall and hedge boundary. Side gate offering access to rear garden. The rear garden is predominantly laid to lawn with fenced boundaries. Hard standing with timber garden shed.

#### Garage

Up and over door. Light and power.

#### Services

All mains services are connected to the property. Heating via gas combination boiler. uPVC double glazing throughout.

#### Directions

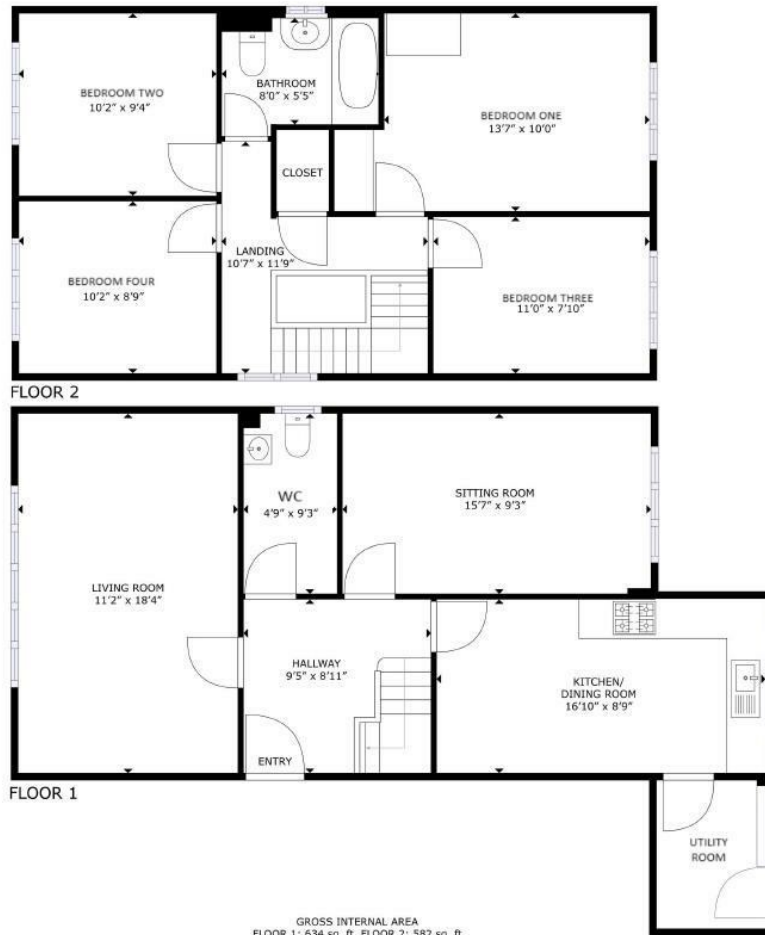
From our office at 65 High Street, Cowbridge take the A48 road towards Bridgend and at the large roundabout take the fourth exit onto the A473 Waterton Rd. Travel down the dual carriageway and at Waterton Roundabout go straight on, staying on the A473 Coychurch Rd, take your first turning left signposted Coychurch. Go straight across at the junction entering Duffryn Close. Travel straight up Duffryn Close and turn right at the end. Number 15 is a short way on your righthand side indicated by a Harris & Birt for sale board.











**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1: 634 sq. ft, FLOOR 2: 582 sq. ft.  
 TOTAL: 1,216 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			83
(81-91) B			
(69-80) C		72	
(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	

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	

