

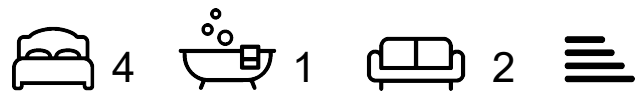
# HUNTERS®

HERE TO GET *you* THERE



Coychurch, Bridgend, CF35 5HD

£429,995



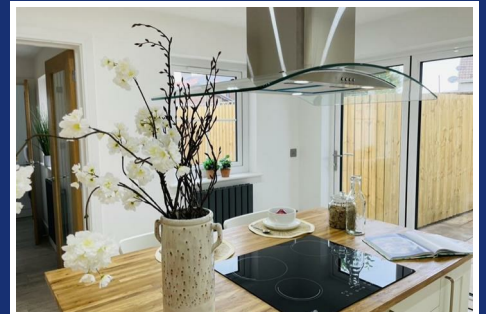
Council Tax: D



# Pentwyn Cottage

Coychurch, Bridgend, CF35 5HD

£429,995



## General

Conveniently located just off junction 35 of the M4 in South Wales. Just a 20 - 30 min drive can get you to Cardiff or Swansea, Coast or Countryside. With main bus routes through the village and rail links in within a few miles, the village has a local shop, two pubs and community hall.

Coychurch is a small village to the East of Bridgend town in Bridgend County Borough. The area has a population in excess of 10,000. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Close to Bridgend Town with further facilities and amenities including: Mainline Train Station and bus routes, restaurants, pubs, swimming pool and leisure facilities, along with a variety of shops.

## Living Room

13'8" x 14'11" (4.17m x 4.55m)  
with carpets, skimmed walls with one feature wood panelled wall, smooth ceilings with central light fitting, radiator, electric feature fire inset into wall, bi-folding doors to rear garden and window to front

## Kitchen

29'00" x 12'00" (including dining) (8.84m x 3.66m (including dining))  
with laminate flooring, smooth walls and ceilings with spot lighting. Selection of base and wall units shaker style cream with oak worktops worktops, matching central island breakfast bar to one side,

integral appliances including induction hob, electric oven & hood, microwave, dishwasher, fridge freezer, Belfast sink, bi-folding doors and window to rear patio, radiator.

## Dining Area

with laminate flooring, smooth walls and ceilings which with central light fitting, radiator, window to front, stairs to first floor with glass inserts.

## Utility

with laminate flooring, smooth walls and ceilings with spot lighting, selection of wall units to match kitchen and oak worktop with plumbing for washing, radiator, door to cloakroom, window to rear.

## Cloakroom

off utility with laminate flooring, smooth walls and ceilings with spot lighting, 2 piece suite wc and hand wash basin built into vanity storage, radiator, wall mounted boiler housed in built in cupboard with door, window to rear.

## Landing

with carpets, skimmed walls and ceilings with central lighting, radiator, doors to:

## Bedroom 1

11'9" x 11'8" (3.58m x 3.56m)  
with carpets, smooth walls and ceilings with central lighting, window to front, radiator.

## Bedroom 2

15'1" x 11'3" (at widest) (4.60m x 3.43m (at widest))  
with carpets, smooth walls and ceilings with central lighting, window to front, radiator.

### Bedroom 3

12'2" x 11'9" (at widest) (3.71m x 3.58m (at widest))  
with carpets, smooth walls and ceilings with central lighting, window to rear, radiator.

### Bedroom 4

6'10" x 6'10" (2.08m x 2.08m)  
with carpets, smooth walls and ceilings with central lighting, window to rear, radiator.

### Bathroom

6'10" x 6'0" (2.08m x 1.83m )  
with laminate flooring, skimmed / tiled walls and ceilings with spot lighting, 3 piece suite wc, sink built into vanity storage, bath with thermostatic shower and glass screen, window to rear, towel radiator.

### Gardens

Private wrap around gardens with lawn and patio to side and front, gated to rear garden which has been laid to patio.



## Road Map



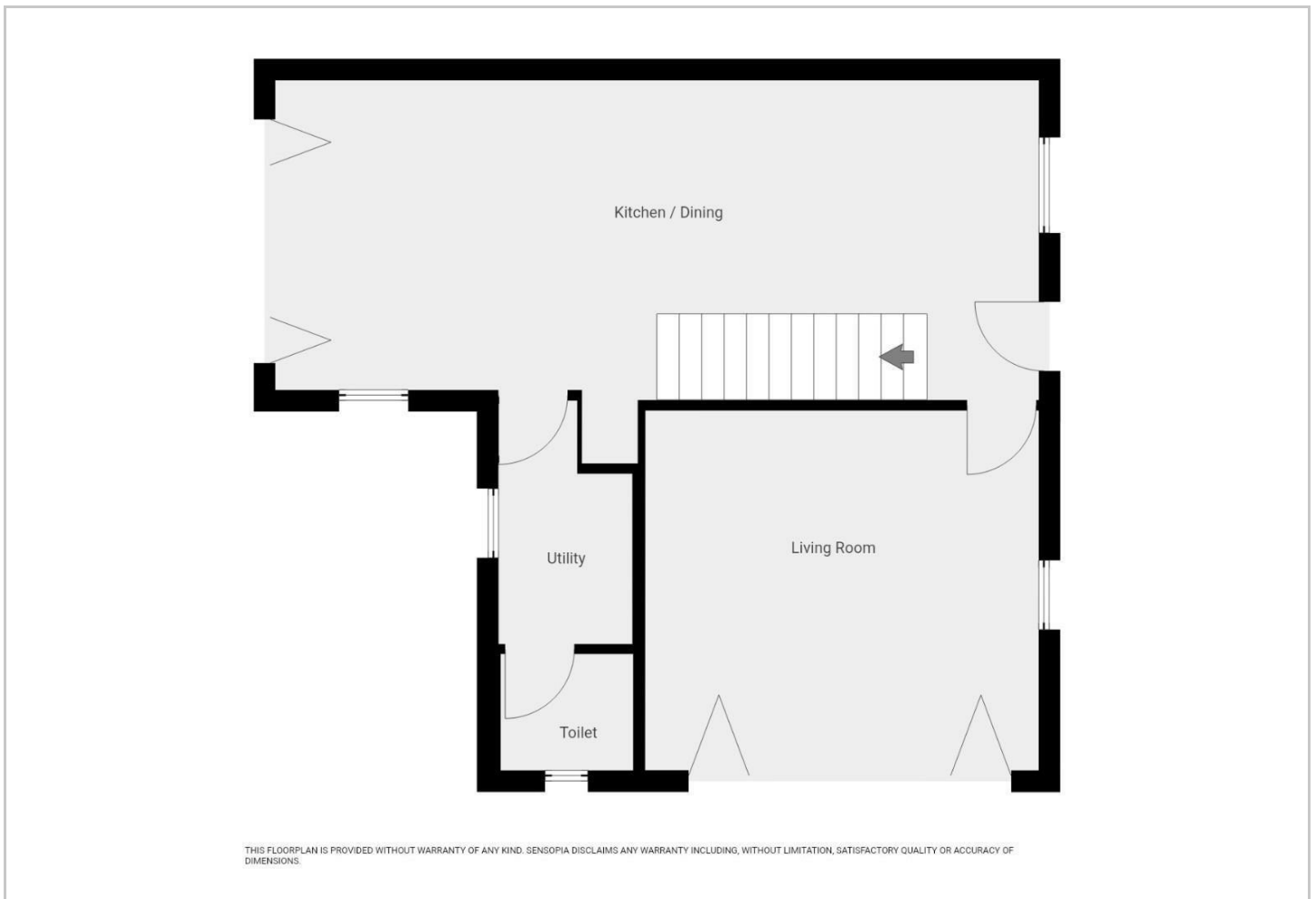
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.