

# HUNTERS®

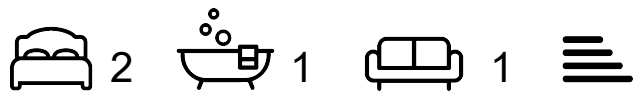
HERE TO GET *you* THERE



## Preswylfa Court

Coychurch, Bridgend, CF35 5ES

£160,000



Council Tax:



# 1 Preswylfa Court

Coychurch, Bridgend, CF35 5ES

£160,000



## 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.

## Porch

with vinyl flooring, skimmed walls and textured ceilings which are covered with central lighting, 2nd door into hallway, window to side, upvc front door.

## Living Room

14'6" x 11'9" (4.42m x 3.58m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, window to front, stairs to first floor.

## Kitchen

9'11" x 8'4" (3.02m x 2.54m)

vinyl flooring, skimmed walls and textured ceilings which are covered with central lighting, selection of

base and wall units in beech with granite effect worktops, integral sink and food, window and door to side.

## Landing

With carpets skimmed walls and textured ceilings with central lighting, attic access, wood bannister, doors to:

## Bedroom 1

11'3" x 9'3" (3.43m x 2.82m)

with carpets, skimmed walls and textured ceilings with central lighting, built in storage, window to front, radiator.

## Bedroom 2

9'3" x 8'5" (2.82m x 2.57m )

with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator.

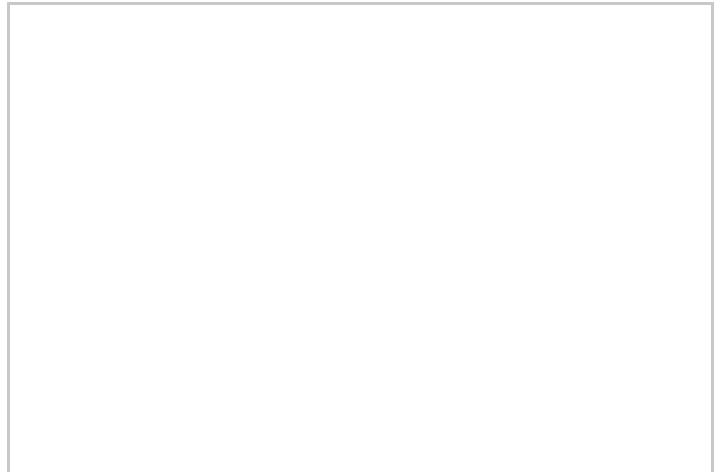
## Bathroom

6'3" x 6'0" (1.91m x 1.83m )

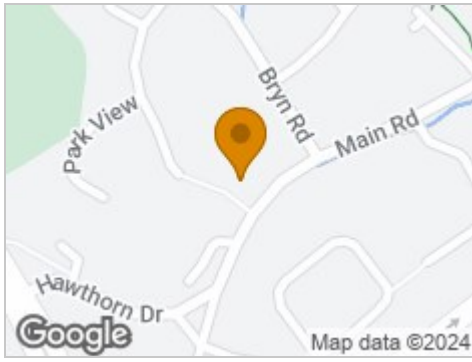
with vinyl flooring, skimmed walls and textured ceilings with central lighting, 3 piece suite with over bath electric shower and glass screen, electric wall heater.

## Garden

Enclosed garden at front of property with areas of patio and earth, this is South facing.



## Road Map



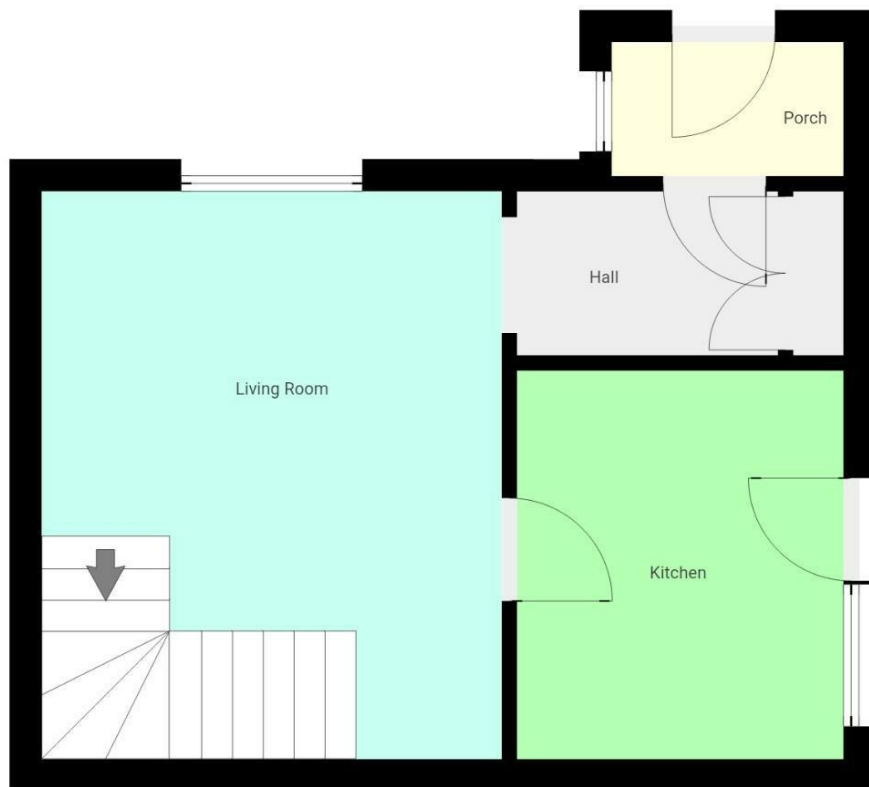
## Hybrid Map



## Terrain Map



## Floor Plan

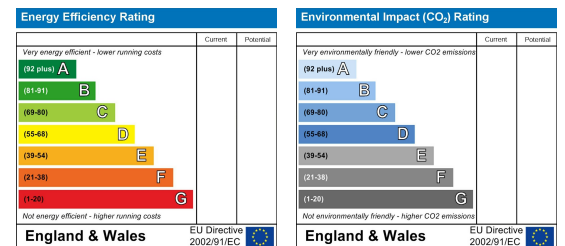


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.