

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



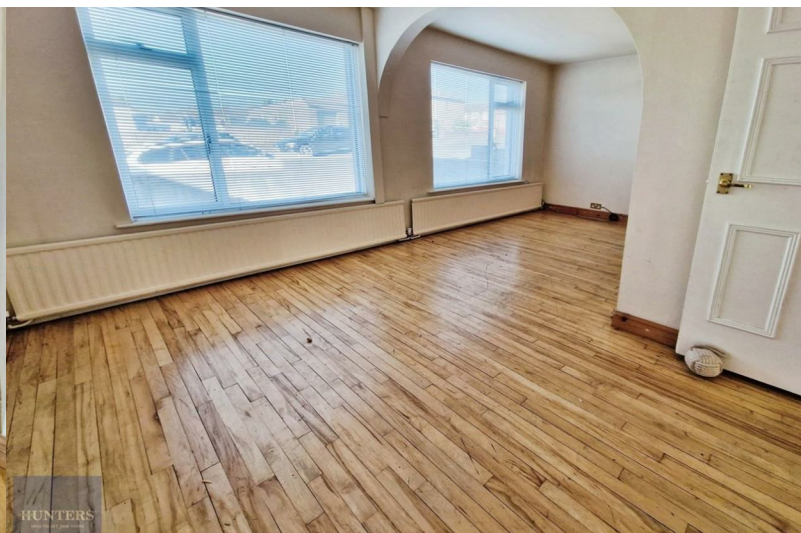
## Glenwood Close

Coychurch, CF35 5EU

£290,000



Council Tax: E



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## GENERAL

Coychurch is a charming village located in Bridgend, Wales, known for its picturesque surroundings, historical landmarks, and strong sense of community. With a population of just over 1,000 residents, Coychurch offers a peaceful and idyllic setting for those looking to escape the hustle and bustle of city life.

One of the main benefits of living in Coychurch is its close proximity to major transport links. The village is situated just a short drive away from the M4 motorway, providing easy access to nearby cities such as Cardiff and Swansea. Public transport options are also readily available, with regular bus services connecting Coychurch to surrounding areas.

In terms of local amenities, Coychurch has a range of facilities to cater to residents' everyday needs. From quaint local shops to cozy cafes and friendly pubs, there is plenty to explore within the village. For those seeking outdoor relaxation, Coychurch is surrounded by beautiful countryside and scenic walking trails, offering an ideal escape for nature lovers.

Coychurch boasts a strong sense of community spirit, with plenty of local events and activities taking place throughout the year. The village is home to a number of historic landmarks, including the 12th-century St. Crallo's Church, which adds to its unique charm and character.

Families with children will appreciate the excellent schooling options available in and around

Coychurch. The village is served by several well-regarded primary and secondary schools, providing quality education for students of all ages.

## HALLWAY

With original varnished maple flooring, skimmed walls and ceilings, central light fitting, radiator, under stair cupboard, stairs to first floor, doors to:

## LIVING ROOM

19'10" x 16'2" (at widest and narrows to 10'7")  
(6.05m x 4.93m (at widest and narrows to 3.23m))  
With original varnished maple flooring, skimmed walls and ceilings, central light fittings, two windows to front, two radiators, stone fireplace and hearth with electric fire.

## KITCHEN /BREAKFAST ROOM

18'11" x 9'5" (5.77m x 2.87m)  
Located at the rear of the property, selection of bases and wall units in white matt with marble effect worktops, sink with drainer, gas hob and electric oven, vinyl flooring, skimmed walls and ceilings, central light fittings, two windows and door to rear, utility cupboard with wall mounted boiler.

## RECEPTION / BEDROOM

10'4" x 9'11" (3.15m x 3.02m)  
Located at the rear of the property, with varnished floorboards, skimmed walls and ceilings, radiator, central light fitting, French doors to garden.

## BATHROOM

6'9" x 5'7" (2.06m x 1.70m )  
with exposed floorboards, tiled / papered walls, skimmed ceilings, 2 piece suite, WC, sink and bath with electric shower, spot light fitting, radiator, UPVC window to side.

## LANDING

exposed floorboards, skimmed walls and ceilings, central light fitting, storage cupboard.

## BEDROOM 1

14'1" x 10'5" (4.29 x 3.18)

Laminate flooring, skimmed walls and ceilings, radiator, central light fitting, UPVC window to front, eaves storage to both sides.

## BEDROOM 2

12'8" x 10'4" (3.86 x 3.15)

Laminate flooring, skimmed walls and ceilings, radiator, central light fitting, UPVC window to rear, eaves storage to both sides.

## GARDENS

Front enclosed garden with chipped front and driveway leading to detached single garage with up and over front door.

Rear garden which has a small patio terrace off the back of the house with steps leading to lawn with a variety of trees and bushes including apple trees, a further patio area to rear, side gated access, shed to stay.



## Road Map



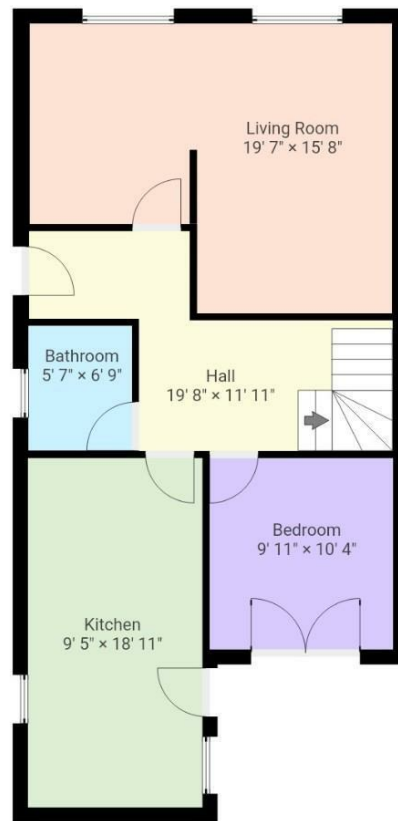
## Hybrid Map



## Terrain Map



## Floor Plan

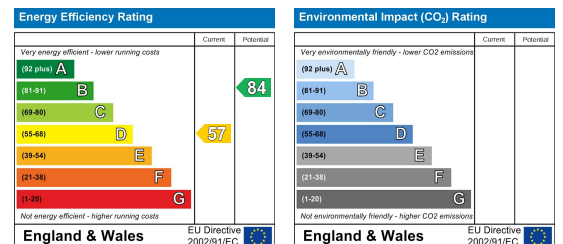


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## Viewing

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.