

HUNTERS[®]

HERE TO GET *you* THERE



Glenwood Close

Coychurch, CF35 5EU

£290,000



Council Tax: E



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£290,000



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.

Coity 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.

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

16'7" x 10'9" (5.05 x 3.28)

With carpets, papered walls and textured ceilings, central light fitting, radiator, under stair cupboard, stairs to first floor, doors to:

KITCHEN / DINING ROOM

10'1" x 9'7" (3.07 x 2.92)

Located at the rear of the property, selection of bases and wall units in grey gloss with granite effect worktops, sink with drainer, electric hob, oven and

hood with microwave, oak flooring, skimmed walls and ceilings, spot lighting, UPVC window to rear, open arch to conservatory,

CONSERVATORY

10'6" x 10'4" (3.20 x 3.15)

Victorian style conservatory with laminate flooring, dwarf walls, power points, central light fan fitting, french doors to rear.

BATHROOM

6'8" x 6'4" (2.03 x 1.93)

with tiled floors and walls, skimmed ceilings, 2 piece suite, WC and sink built into vanity, walk in double shower cubicle with glass screens and thermostatic shower, spot light fitting, towel heater, 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)

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

BEDROOM 2

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

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

GARDENS

Front garden with brick wall and gate entrance, artificial grass to front. Side gardens with concrete

Tel: 01656 856118

path leading to main door at side, grass area with mature borders and tree lined.

Rear garden with patio area against house and some artificial grassed areas and borders. Driveway located to rear of garden with concrete driveway and garage with up and over door.



Road Map



Hybrid Map



Terrain Map



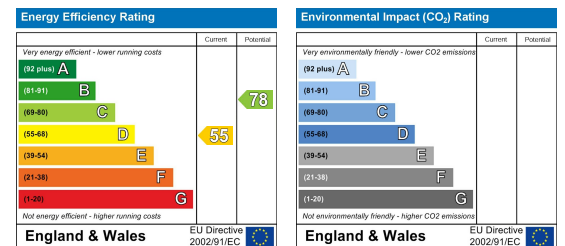
Floor Plan



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.