

HUNTERS®

HERE TO GET *you* THERE



Brynffrwd Close

Coychurch, Bridgend, CF35 5EP

£400,000



Council Tax: F



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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 carpets, papered walls and skimmed ceilings which are coved with central lighting, front door with side window, radiator.

Lounge

15'11" x 12'4" (4.85m x 3.76m)

with carpets, skimmed walls and ceilings which are coved with side lighting, radiator, stone fireplace and hearth with gas fire, window to front.

Kitchen

13'2" x 12'4" (4.01m x 3.76m)

with tile effect flooring, skimmed walls and ceilings with central lighting, radiator. Selection of base and wall units in cream gloss with oak worktops, integral appliances to include grill oven, with gas hob and hood, fridge freezer, separate island with breakfast bar one side, open arch to dining, window to side.

Dining

13'2" x 10'7" (4.01m x 3.23m)

with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, two windows to each side and French doors to rear, open arch to kitchen.

Bedroom / Reception

17'5" x 9'2" (5.31m x 2.79m)

found at front with carpets, smooth walls and ceilings which are coved with central light fittings, window to front, radiator.

Bedroom (downstairs)

12'4" x 8'8" (3.76m x 2.64m)

found at rear with carpets, smooth walls and ceilings which are coved with central light fittings, window to rear, radiator.

Wet Room

6'8" x 5'8" (2.03m x 1.73m)

with non slip flooring boarded walls and skimmed ceilings with central lighting, 2 piece white suite sink and wc, separate wet area for showering with half glass screens and thermostatic shower, radiator, window to side,

Landing

which is carpeted, skimmed walls and ceilings which are coved, central light fitting, wood balustrade, attic access, doors to:

Master Bedroom

15'10" x 12'3" (4.83m x 3.73m)

With carpets, skimmed walls and ceilings, central light fittings, radiator, window to rear and side views, selection of built in wardrobes and drawers, door to ensuite

Ensuite Bathroom

11'10" x 6'1" (3.61m x 1.85m)

laminate effect flooring, tiled / skimmed walls, skimmed ceilings with central light fittings, 3 piece white suite wc, hand basin and bath, separate walk in shower with glass screen and thermostatic shower, radiator, window to side.

Bedroom 2

22'10" x 11'9" (6.96m x 3.58m)

With carpets, skimmed walls and ceilings which are coved, central light fittings, radiator, three windows to each side and front.

Wardrobe Room / Bedroom

9'11" x 7'5" (3.02m x 2.26m)

Walk in wardrobe with window to the side and selection of floor to ceilings wardrobes along two walls.

Shower Room

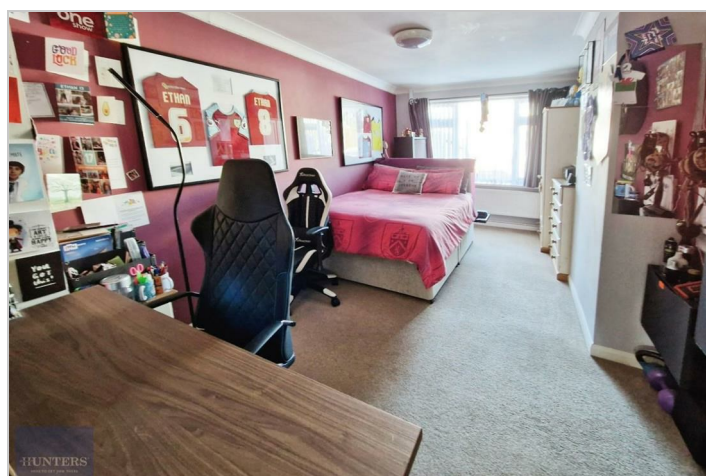
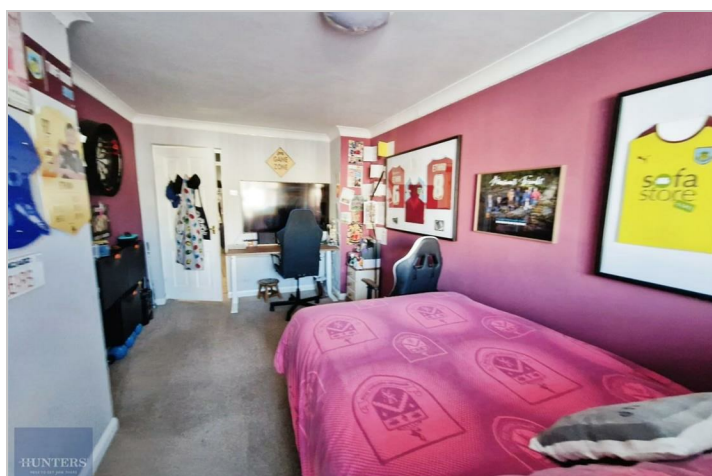
5'8" x 5'1" (1.73m x 1.55m)

Laminate effect flooring, skimmed walls and ceilings with central lighting, 2-piece white suite, sink, WC, walk-in shower with thermostatic shower, radiator, window to side.

Gardens

enclosed rear garden with patio area against house and rear wood chipped area with some raised borders, side access, lean too with seating area, wood shed, one side has been covered with a roof to allow for more storage.

Front garden which has been opened to allow for wider entrance and block paved drive with some raised borders.



Road Map



Hybrid Map



Terrain Map



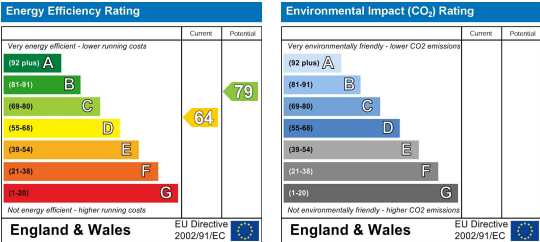
Floor Plan



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.