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Glenwood Close

Coychurch, Bridgend, CF35 5EU

£305,000



I am delighted to present this immaculate semi-detached house, now available for sale. This property is ideal for families, offering three beautifully presented bedrooms, a spacious reception room, and a modern kitchen. The open plan kitchen and dining area provide the perfect space for family meals and entertaining guests.

The house is situated in a highly sought-after location, with easy access to public transport links, local amenities, and green spaces. This exceptional location offers the perfect balance of convenience and tranquility, suitable for a dynamic family lifestyle.

Notably, the property boasts unique features such as a private garden, a single garage, and the much-coveted off-street parking. These features add to the appeal of this home, providing additional space and convenience.

The house falls under council tax band C, further adding to its affordability. With its fantastic condition and prime location, this house is a truly exceptional home for any family. Don't miss out on this opportunity to own a home in this sought-after location. We look forward to showing you this gem of a property.



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.

Porch
found on front pf property with laminate flooring and tiled / skimmed walls & ceilings, windows to front and side, coat and shoe cupboard, secondary door into hallway.

Hallway
With laminate flooring, papered walls and skimmed ceilings which are coved with central light fittings, radiator, stairs to first floor, radiator, doors to:

Lounge 14'4" x 14'1" (4.37m x 4.29m)
With laminate flooring, skimmed walls & ceilings which are coved with central light fittings, radiator, power & tv points, large window to front.

Kitchen Dining 21'2" x 16'11" (at widest) (6.45m x 5.16m (at widest))
With LVT Karndean flooring, skimmed walls & ceilings, spot light fittings, upright radiator, selection of base and wall units in gloss cashmere with quartz effect worktops and tiled backsplash, matching island with breakfast bar area to one side, sink and drainer with mixer tap, integral appliances to include electric oven and grill, gas hob with glass splashback and hood, fridge, freezer and dishwasher included, French doors to rear and lantern roof in ceiling.

Cloakroom
off kitchen with laminate flooring, skimmed walls and ceilings with spot lighting, 2 piece suite wc and hand wash basin with vanity unit, radiator, window to side, wall mounted boiler, storage cupboard.

Landing
with carpets, skimmed walls and ceilings with central lighting, wood banister with spindles, attic access, window to side, doors to:

Bedroom 1 11'8" x 10'4" (3.56m x 3.15m)
with carpets, skimmed walls and ceilings which are coved with central lighting, window to front, radiator.

Bedroom 2 10'7" x 10'2" (3.23m x 3.10m)
with carpets, skimmed walls and ceilings which are coved with central lighting, windows to rear, radiator.

Bedroom 3 9'3" x 6'7" (2.82m x 2.01m)
with carpets, skimmed walls and ceilings which are coved with central lighting, window to front, radiator, cupboard over stairwell.

Bathroom 8'6" x 7'3" (2.59m x 2.21m)
with tile effect flooring, tiled walls and smooth ceilings with spot lighting, 3 piece suite wc & sink built into vanity storage, bath with shower attachment, two chrome towel radiators, window to rear.

Gardens
Set on a corner plot the with large patio area off French doors to the side of the property, steps up to rear and garage and driveway for 2-3 vehicles.

Garage is detached with pitched roof, side door and window, up and over front door, power and lighting.

Front garden is enclosed with chippings and central path to front door, side access to rear garden.

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.

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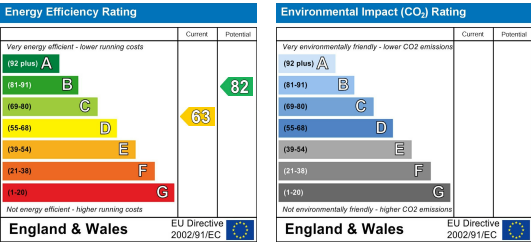
Area Map



Floor Plans



Energy Efficiency Graph



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