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herbert r thomas

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2 Grange Crescent
Coychurch,
Bridgend,
CF35 5HP

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Asking price **£399,950**

Large open plan kitchen/ family space

Sought-after village location

Quiet cul-de-sac

Four bedroom detached

En-suite to Master bedroom

Integrated garage

Southerly facing rear garden

Off-road parking

PVCu double glazed windows

Gas central heating

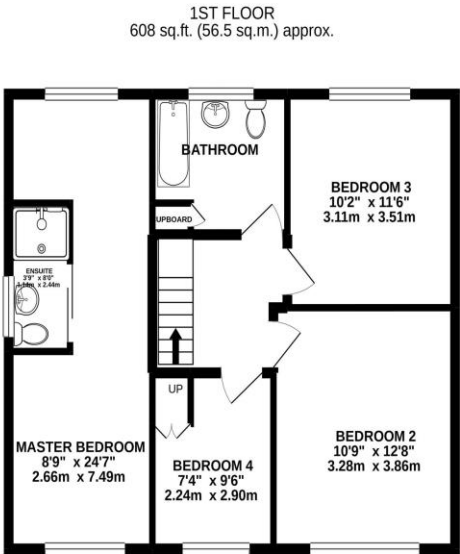
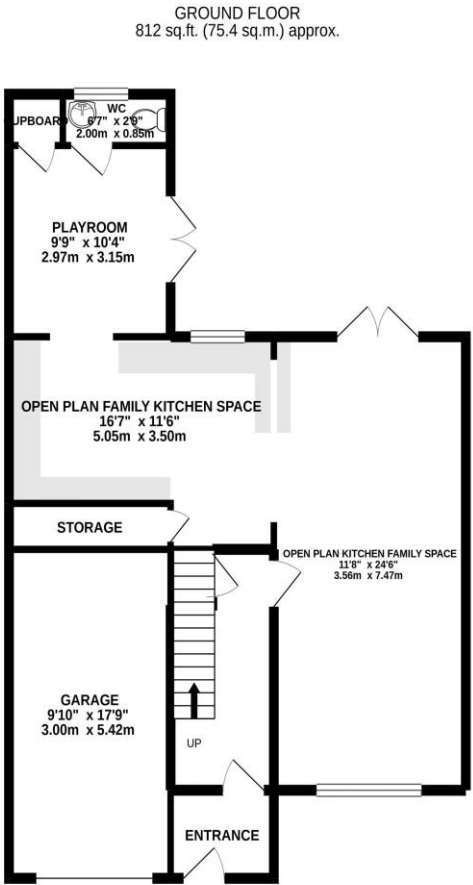




The property is entered via a PVCu stained glass door to the porch with PVCu obscure glazed windows and doorway leading to the entrance hallway. The entrance hallway has staircase to the first floor landing with door to understairs storage cupboard and access leading to the large open plan Kitchen family space room and the lounge diner. The open plan large kitchen family space is presented for modern living with lounge/sitting and dining/kitchen areas. The lounge/sitting area has carpeted flooring, PVCu double glazed windows to the front and coving to ceilings. The dining/kitchen areas, the kitchen is fitted with a matching range of base and eyelevel units with quartz worktop over, Bosch induction hob with

complimentary extractor, built-in Bosch oven and microwave, integrated fridge/freezer, a sunken one and a half bowl sink unit with swan neck mixer tap and waste disposal units and integrated dishwasher. There is limed oak effect tiled flooring, windows and French doors overlooking the rear garden and has further access to what is currently being utilised as a play room. The playroom has another set of French doors to the patio area, a continuation of the tiled flooring, recessed spotlights and a doorway through to the downstairs cloakroom. The cloakroom is fitted with a two piece suite comprising a vanity unit wash handbasin and low-level WC, PVCu obscure double glazed window to the rear and quartz sills.

To the first floor landing, there is access to the loft and doorways to all bedrooms and family bathroom. The bathroom is fitted with a three piece suite comprising of; pedestal wash hand basin, close coupled WC, bath, full height tiling to all walls, door to storage cupboard housing hot water tank and PVCu obscure double glazed window to rear. Bedroom four has a built in double wardrobe and obscure double glazed window to front. Bedroom three has PVCu double glazed window to rear. Bedroom two has PVCu double glazed window to front and coving to the Artexed ceiling. The master bedroom has a triple aspect with PVCu windows to the front, rear and side of the property, coving to Artexed ceiling and access to the en-suite shower room via sliding doors. The en-suite is fitted with a three-piece suite comprising of shower cubicle, wash handbasin and low-level WC and a PVCu obscure double glazed window to the side. Outside to the front of the property is an open plan garden laid mainly to lawn with single width driveway leading to the garage which provides off-road parking area. To the rear of the property there is a southerly facing rear garden laid mainly to lawn.





Directions

From Junction 35 of the M4 travel south along the dual carriageway signposted Bridgend. Travel over the first roundabout then take the first right hand turning signposted Coychurch Village. Enter the village passing the primary school on the right hand side. The church on the left hand side and continue turning right at the petrol station signposted Coed y Mwstwr proceed for approximately 150 yards turning left into Grange Crescent.

Tenure

Freehold

Services

All Mains Services
Council Tax Band F
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



