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5 Glenwood Close

Coychurch,

Bridgend,

CF35 5ET

5 Glenwood Close

Asking price **Offers in Excess of £300,000**

Situated in the heart of the popular Coychurch village this ideal family home within close proximity to local school, shops, amenities and to junction 35 of the M4 is this extended three bedroom semi-detached property with westerly facing rear garden, utility room and off-road parking.

Situated in the popular Coychurch village

Ideal family home

Extended property with impressive kitchen/family space

Three bedrooms

Family bathroom and downstairs WC

Generous utility room

Westerly facing low maintenance rear garden

Off-road parking

Close proximity to junction 35 of the M4

Viewings highly recommended





This impressive three bedroom extended semi-detached property available for the first time in over 30 years, with a westerly facing rear garden, off-road parking, downstairs WC and large kitchen/family space situated in the highly sought-after Coychurch village within close proximity to local amenities and junction 35 of the M4.

The property is entered via a partially glazed door into a generous entrance porch with double glazed window to the side with plenty of storage opportunity and staircase rising to the first floor landing and doorway through to the lounge.

The lounge is an impressive sized room with a large double glazed window to the front allowing natural light to flow into the space and double wooden doors leading through to the dining area. The dining/sitting area which flows into the kitchen is a substantial social space which runs the length of the property where viewing is advised to appreciate the space on offer, double glazed UPVC bi-fold doors to the rear giving access to the westerly facing garden, double glazed window, doorway through to the utility room and an inner hallway. The kitchen has been fitted with a range of matching base and eyelevel units with worktop space over comprising: stainless steel sink unit with Swan neck mixer tap, integral fridge, freezer, oven, four ring electric hob and extractor fan overhead, microwave and dishwasher. There are spotlights, an impressive lantern skylight, double glazed UPVC window and door to the side giving access to the rear garden. The utility room has been fitted with matching range of base and eyelevel units with plumbing space for appliance. The inner hallway has door to cloakroom and double glazed door to the side of the property. The cloakroom has been fitted with a two-piece suite comprising; WC and pedestal wash hand basin.

To the first of landing there is a loft inspection point and doorways to all three bedrooms and family bathroom.

The main bedroom is a generous size double room laid to carpet and benefits from three double fitted wardrobes and a large double glazed UPVC window. Bedroom two is an impressive size double room which also benefits from two double fitted wardrobes, laid to carpet and a double glazed window to the rear. Bedroom three is a well-proportioned size room, laid to carpet which offers a multi-purpose

space for potential home office/dressing room and a double glazed window to the front. The family bathroom has been fitted with a three-piece suite comprising; vanity unit hand basin, WC and bath with electric showerhead. There are fully tiled walls, tiled flooring and a frosted window to the rear.

To the front of the property is a garden laid to chippings and a driveway providing off-road parking to the side of the property. To the rear of the property is a fully enclosed low maintenance westerly facing garden laid to two tiers of patio with plenty of outside furniture opportunity and where the sun can be enjoyed throughout the day.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From Junction 35 of the M4, head West on the dual carriageway passing over a mini roundabout on the next turning bear right into Coychurch village. Follow the road and turn right at the petrol station. Take the next right into Glenwood Close and the property can be found on the left-hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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9:20K 2:33 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
5 Glenwood Close Coychurch CF31 9ET	Energy rating D	Valid until: 6 June 2034
Property type Semi-detached house		Certificate number: 5234-5425-9300-0910-8276
Total floor area 107 square metres		

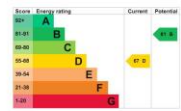
Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

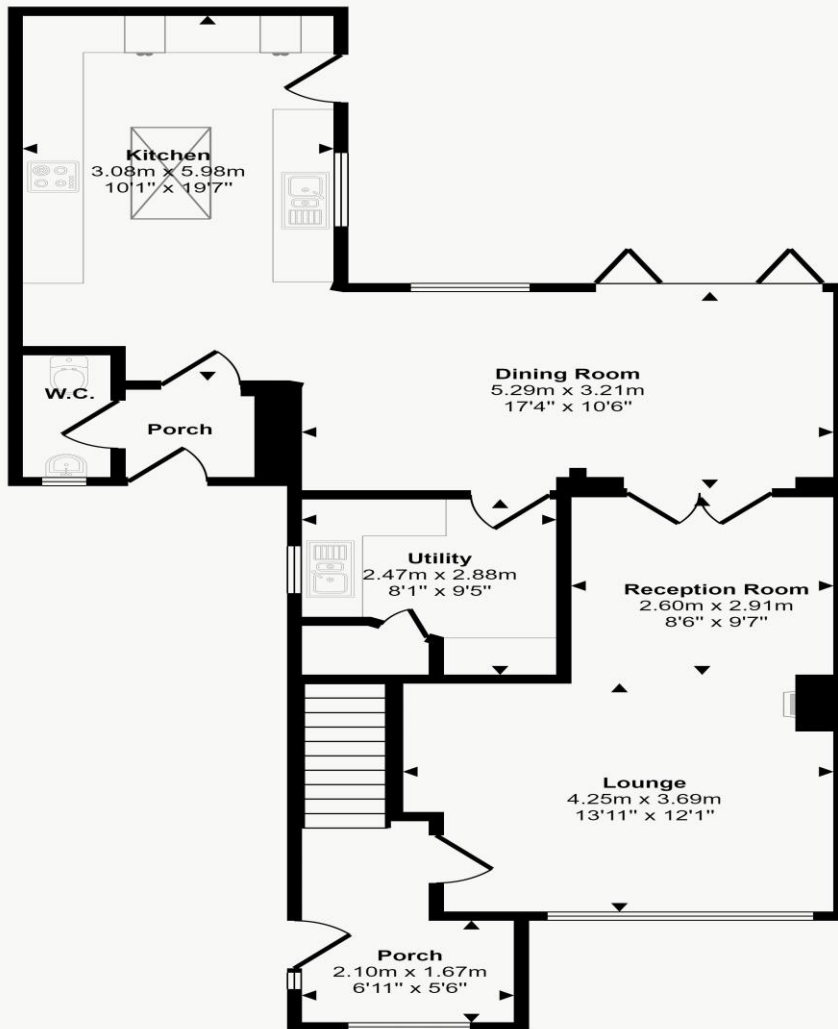


https://findanenergycertificate.service.gov.uk/energy-certificates/5234-5425-9300-0910-8276/print/1

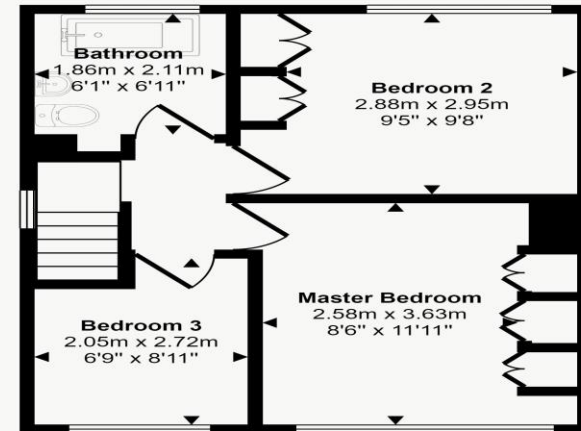
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
115 sq m / 1239 sq ft



Ground Floor
Approx 79 sq m / 849 sq ft



First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

