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5 Manor Drive

Coychurch,

Bridgend,

CF35 5HA

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Asking price **£425,000**

Built in 1970 in the sought-after Coychurch village, selling with no onward chain is this extended detached four bedroom dormer bungalow situated on a generous corner plot which offers flexible versatile living with garage, outbuilding, summer house, ample off-road parking for multiple vehicles and close proximity to Bridgend Town Centre, local transport links and Junction 35 of the M4

No chain

Four bedroom extended detached bungalow

Offers versatile living accommodation

Sits on a nearly 1700 Sq Foot corner plot

Garage, outbuilding and summer house

Private driveway for multiple vehicles

En suite shower room and ground floor family bathroom

Sought-after Coychurch Village

Close proximity to junction 35 of the M4

Viewings highly recommended





Having been a loving family home for over 50 years, situated in the highly sought-after Coychurch Village is this versatile and extremely spacious four bedroom property which benefits from a dormer conversion and extended to the side, situated on a generous corner plot with ample off-road parking, garage, large landscaped rear garden and within close proximity to junction 35 of the M4.

The property is entered via a UPVC double glazed door into entrance hallway, laid to wooden flooring, double doors open to a generous storage cupboard and doorways through to the lounge and kitchen/breakfast room.

The lounge is positioned at the front of the property with a general size bow window allowing plenty of light into the room, a feature fireplace with a gas fire and laid to carpet. The kitchen/breakfast room has been fitted with a range of base and eyelevel units with complementary work surfaces over comprising 1 ½ bowl sink unit, four ring gas hob, integrated Neff appliances include dishwasher, fridge/freezer, high-level over, high-level microwave and washing machine. Laid to ceramic tiled flooring with breakfast bar and additional storage. The inner hallway of the property has a wooden staircase leading to the first floor and doorways to the bathroom and multiple reception rooms. Bedroom one is a double room, laid to laminate flooring with a double glazed window to the rear. Bedroom two is a spacious potential sitting room, laid to laminate flooring with French Doors leading out to the garden. The study is a well-proportioned room, laid to carpet and double glazed window to the front. The dining room is a generous sized room, laid to carpet with plenty of space for dining furniture and French doors to the rear leading out to the garden. The bathroom has

been fitted with a three-piece suite comprising WC, pedestal wash hand basin and a P-shaped bath with thermostatic shower over. Laid to laminate flooring, tiled walls and a double glazed window to the side.

To the first floor is doorways to two double bedrooms. The main bedroom is a double room with windows to the side, built-in wardrobes, laid to carpet, ceiling fan and doorway to ensuite shower room. The shower room has been fitted with a three-piece suite comprising; electric shower, WC and a pedestal wash hand basin. The second bedroom is another double room with a Velux window and a double glazed window. There is a doorway to the eaves loft space which is partially boarded, has power and light and houses the Combi boiler.

To the front of the property has gated access into a large private driveway which offers off-road parking for multiple vehicles which leads to the garage which has power supply. To the rear of the property is a fully enclosed garden with a patio area with steps leading down to a large garden which is laid mostly to lawn and surrounded with mature shrubs, trees and flowers. There is an area of decorative chippings which houses the summerhouse and space for additional seating area. There is a greenhouse with a separate allotment area to the side and a brick built outbuilding which has power and lighting.

Viewings are highly recommended to appreciate the offer in hand.





Directions

Leave junction 35 of the M4 motorway and follow dual carriageway to Bridgend. On the right will be a filter lane to cross into Coychurch. Follow the road through the village and manor drive will be on the left hand side where the property will be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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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.

9/22/24, 4:23 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)

1 Minor Drive Coychurch, Mid Glamorgan CF31 9HA	E	Valid until: 7 October 2033 Certificate number: 9137-3930-4200-4207- 9204
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Property type: Detached house
Total floor area: 158 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/minimum-energy-efficiency-standards-landlord-guidance)
<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

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

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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 60

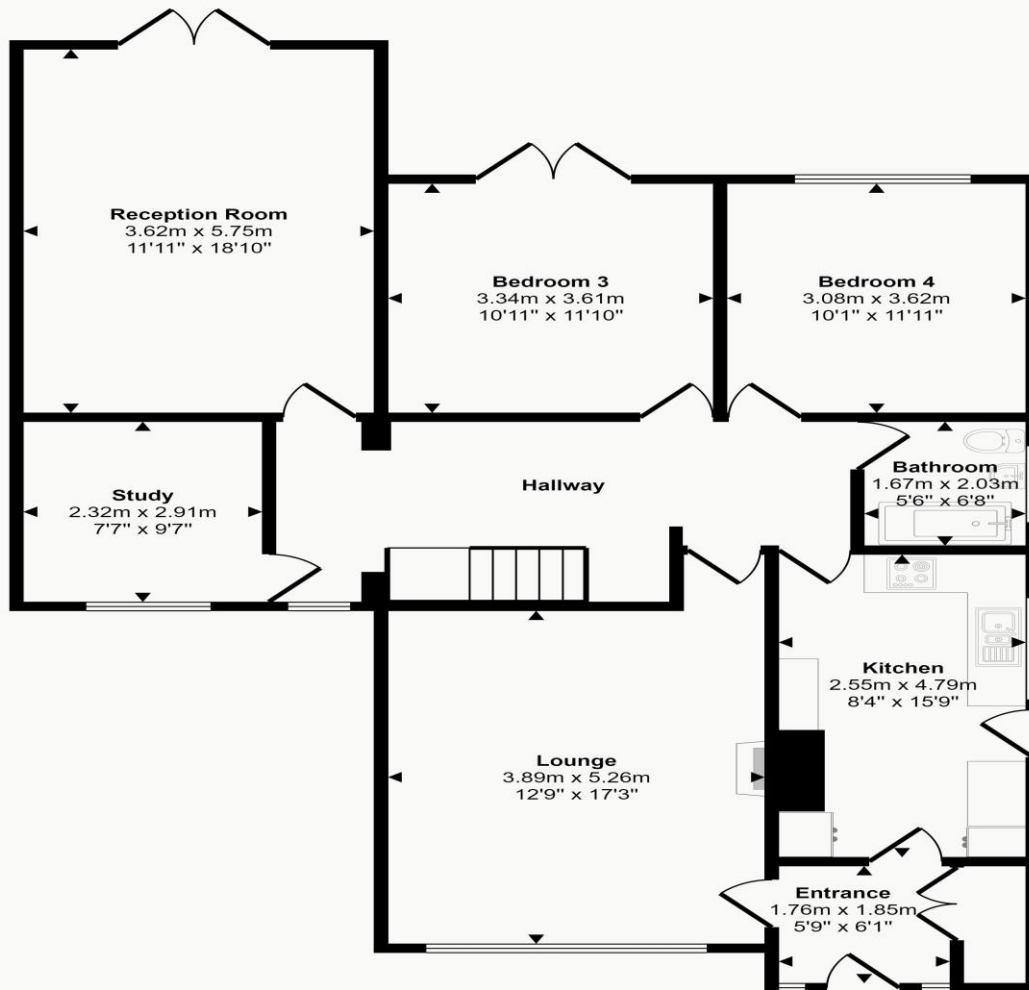
Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	Current	
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9137-3930-4200-4207-9204/print/epec>

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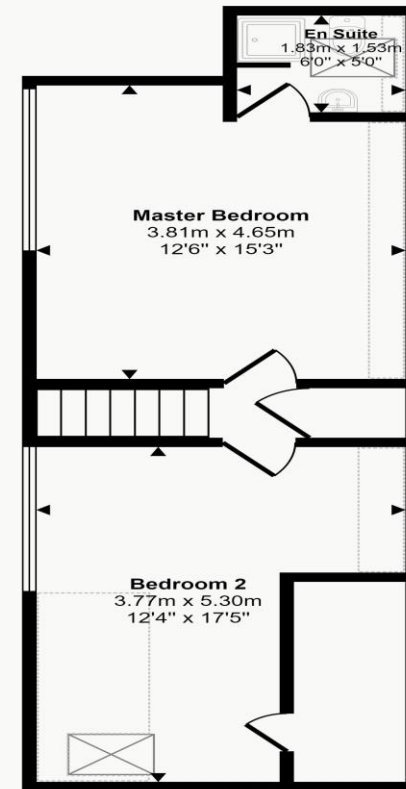
Approx Gross Internal Area
159 sq m / 1706 sq ft



Ground Floor
Approx 114 sq m / 1226 sq ft

☐ Denotes head height below 1.5m

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.



First Floor
Approx 45 sq m / 480 sq ft

