

hrt

herbert r thomas

17 Meadow Close

Coychurch, Bridgend ,

CF35 5HH

hrt.uk.com



17 Meadow Close

Asking price **£229,995**

Spacious two bedroom semi-detached bungalow in the Village of Coychurch.

Spacious two double bedroom semi detached bungalow

First time on the market in over 30 years

Village location

Generous sized lounge & kitchen

Shower room

Garage & driveway parking

Low maintenance gardens to front & rear

Available for sale with no ongoing chain





This two double bedroom semi-detached bungalow has been a much loved family home for over 30 years. Available for sale with no ongoing chain, the property offers spacious accommodation with a generous lounge and kitchen, shower room and two double bedrooms. There is a garage and driveway parking along with low maintenance gardens to the front and rear.

The property is entered via a double glazed door opening into the 'L shaped entrance hall with a small mirrored recess with shelving and doors to the lounge, kitchen, shower room and two double bedrooms. The lounge is laid to carpet and is positioned to the front of the property with a large window to the front aspect and a fireplace with a gas fire. The kitchen is laid to decorative tiles and is positioned to the rear of the bungalow and is fitted with a range of base, wall and drawer units with a one and half bowl sink, space for a freestanding gas cooker, washing machine and under counter fridge. The walls are part tiled and there is a window overlooking the garden and a door allowing access to the rear garden. A newly installed Main wall hung boiler is positioned within the kitchen.

Bedroom one is laid to carpet and is situated at the rear of the property with large window overlooking the garden and has an array of fitted wardrobes and overbed cupboards with plenty of hanging and storage space. Bedroom two is a versatile double room with window to the front and is currently used as a secondary sitting room. The family bathroom has been refitted with a shower cubicle and electric shower with multiple hand rails and a seat within the shower. There is a fitted unit with mirror and lightning, vanity unit with wash hand basin, WC, fully tiled walls and a window is to the side.

The property is approached by a resin driveway allowing off road parking. The drive leads past the property to a garage behind. The garage is a concrete structure with asbestos roof. There is power, light, window and an up and over door to the front. The front garden has been laid to artificial lawn and patio. There is a side gate to the rear garden that is generous in size and low maintenance. There is an area of artificial lawn and various levels of patio with a greenhouse to the rear. The garden is surrounded by wooden fencing.





Tenure

Freehold

Services

All Mains Services
Council Tax Band
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From Junction 35 of the M4 Motorway, travel south signposted Bridgend. Continue along the dual carriageway and go straight over the first roundabout past the Mercedes garage. Take a right into the Village of Coychurch. Proceed into the Village. Turn right into Meadow Close. Follow the road and bear left, number 17 will be found on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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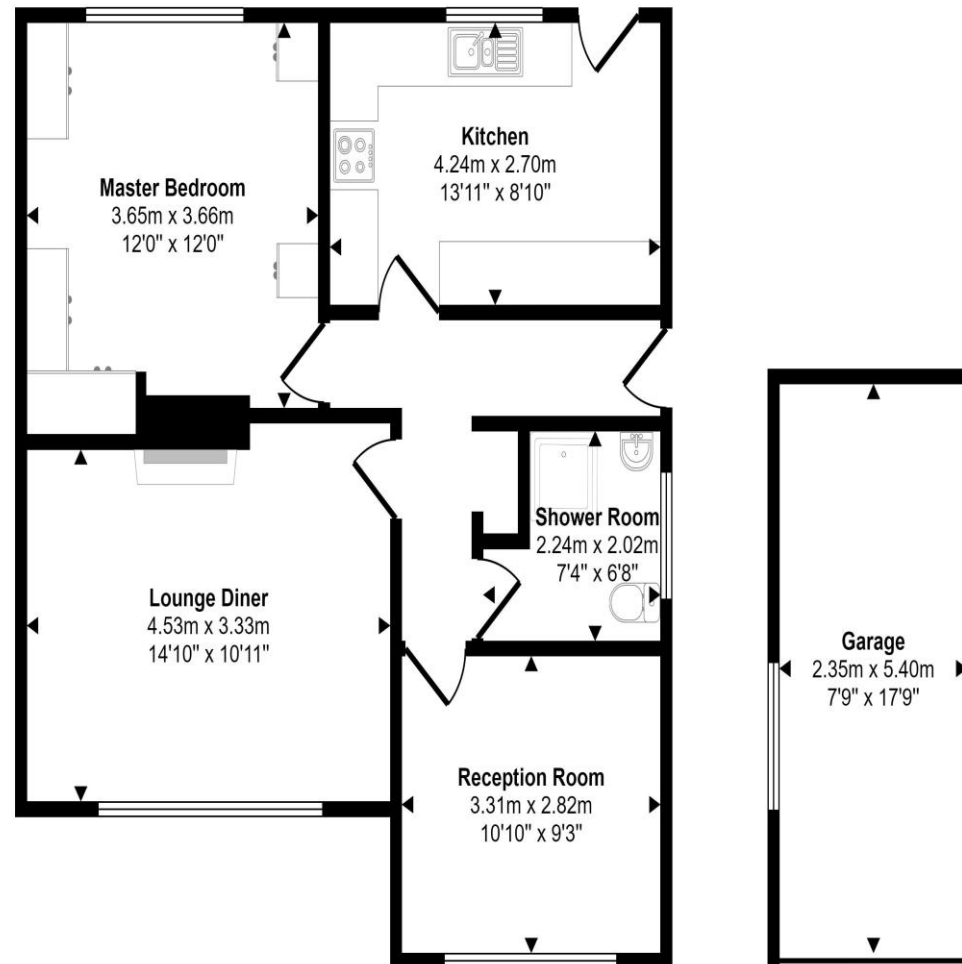
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



Approx Gross Internal Area
77 sq m / 828 sq ft



Floorplan

Approx 64 sq m / 691 sq ft

Garage

Approx 13 sq m / 137 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.

