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39 Coychurch Road
Gardens
Bridgend,
CF31 3AS

39 Coychurch Road Gardens

Asking price **£239,995**

Traditional three bedroom semi detached property with garage and driveway parking located central to Bridgend Town Centre.

Three bedroom semi detached house

Traditional 1930's build

Central location to Bridgend Town
Centre

Stylish open plan design

Generous garage with driveway parking

Additional studio/home office

Gardens to front and rear

Scope for further personalisation





Nestled in Coychurch Road Gardens, this delightful 1930's semi-detached home offers a perfect blend of traditional charm and modern convenience. Ideally positioned within walking distance of Bridgend town centre, the local schools, supermarkets, and the train station, this home is a superb opportunity for families and commuters alike. Beautifully updated, the property features an inviting open-plan kitchen/living space, complete with integrated appliances and the original fireplace, inset as a design feature. A traditional bay window floods the front room with natural light, while French doors to the rear lead out onto the rear garden. The property benefits from a larger-than-average garage with a modern roller shutter door, as well as internal access via a personal door. To the rear of the garage, a small extension creates a fantastic studio space or home office, ideal for remote working or creative pursuits.

The property is entered via a double glazed door opening into the entrance hallway. The staircase leads to the first floor and doors give access to the lounge and garage. The lounge area is open plan to the kitchen and dining area and has a traditional bay window to the front with laminate flooring which continues throughout the room. The original fireplace was uncovered and tastefully restored as a non working display feature. French doors at the rear open onto the enclosed garden. The kitchen is fitted with a range of base, wall and drawer units with complementary wood effect work surfaces and matching up stands. There is an integrated fridge/freezer, dishwasher and space for a washing machine. The centre of the kitchen houses an electric oven, electric hob and extractor fan with a glass splash back. A stainless-steel sink sits beneath a small window overlooking the garden, while the 'Main Eco Compact' combi boiler is neatly concealed in a side cupboard.

The garage is a great addition with a door connecting from the hallway. A roller shutter door secures the front and there is a further door to the rear allowing access to the garden. The garage is larger than average in size with power, light, heating and a painted concrete floor. An extension from the garage provides a fantastic home office or studio, complete with power, light and a window overlooking the garden.

The staircase to the first floor features a seagrass runner and painted floorboards. These rustic floorboards continue onto the landing, which provides access to all three bedrooms and the family bathroom. The main bedroom is located at the front of the property, with a window overlooking the grass bank outside. This spacious double room retains its character with exposed painted

floorboards. Bedrooms two and three are smaller in size, both overlooking the rear garden. Like the rest of the home, they feature exposed floorboards, continuing the rustic style throughout. The family bathroom is a three-piece suite comprising - a panelled bath with a thermostatic shower over, pedestal wash hand basin and a WC. The room is fully tiled in uPVC shower board with a window to the front and laminate wood effect flooring.

The property is approached by a tarmac driveway allowing off road parking. A path leads to the front door. The front garden is laid to lawn and surrounded by a dwarf wall and natural hedging. The rear garden has a patio area leading from the property with the remainder laid to lawn. The rear garden is North-West facing and surrounded by brick boundary walls and wooden fencing.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating D

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
88 Coychurch Road Gardens Bridgend CF31 3AB	Energy rating D	Valid until 30 August 2033	Certificate number 7437-0826-7590-0389-9272
Property type Semi-detached house	Total floor area 91 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-property-energy-efficiency-rating-guidance) (<https://www.gov.uk/guidance/domestic-property-energy-efficiency-rating-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 60

Directions

From our office on Derwen Road, proceed to join Nolton Street and follow the road as it bears round to the left past the Brackla Street shopping centre. Proceed up the hill and at the traffic lights, turn right onto Tremains Road. Continue along Tremains Road, at the next set of traffic lights turn right. Continue through the next set of traffic lights at Asda and take the first turning right onto Coychurch Road. Take an immediate right into Coychurch Road Gardens and do a U turn to follow down the street. The property can be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

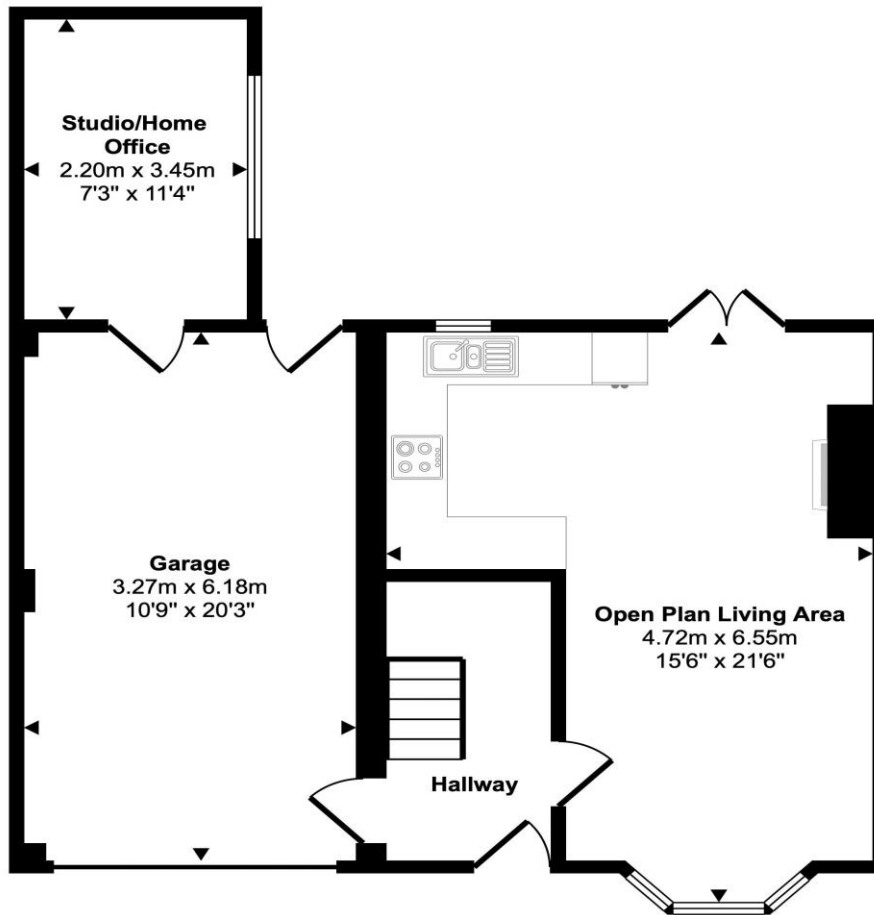
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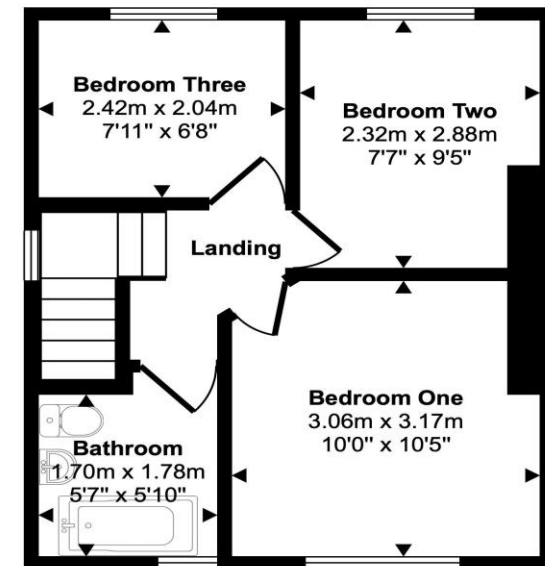
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
90 sq m / 965 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft



First Floor
Approx 30 sq m / 324 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.

