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8 Glebeland Close
Coychurch,
Bridgend,
CF35 5HE

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Asking price **£275,000**

Very well presented throughout

Sought after Coychurch Village location

Close proximity to junction 35 of the M4

Open plan lounge/diner with further
reception room

Beautifully landscaped gardens to front,
side and rear.

Off road parking

Single integral garage space currently
used as a workshop/utility room

Viewings highly recommended





This very well presented four bedroom semi detached family home is located within a quiet cul-de-sac in the sought after village of Coychurch. The property is entered via a glazed wooden front door into a useful porch space laid to carpet with glazed wooden door to the entrance hallway which has a continuation of the carpet, stairs rising to the first floor accommodation and doorways to the ground floor cloakroom and the lounge/diner. The cloakroom is fitted with a white low level WC and corner wash hand basin. The lounge/diner is a light and spacious room with dual aspect windows to the front and rear, a working gas fire with ornate surround, fitted carpet and bi-fold glazed wooden panel doors to the second reception room. The second reception room has a continuation of the carpet and large patio doors giving access and views of the rear garden. Beyond the second reception room is the well proportioned kitchen fitted with a matching range of wooden base and wall mounted units with a granite effect work surface over. There is a four burner gas hob, electric oven, large window with views of the rear garden and a glazed wooden panel door to the utility area. The utility area has a door to the side garden and

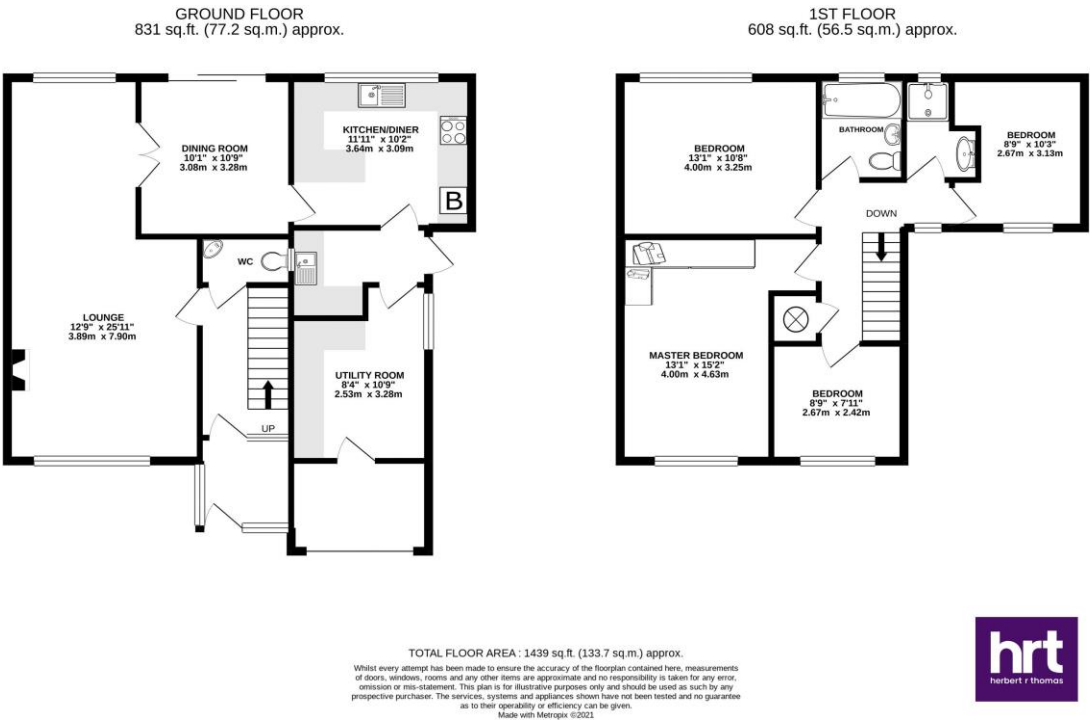
another door leading to the recently converted integral garage. The integral garage has been divided into two separate areas. The first area has been carpeted and fitted with a range of contemporary white base and wall mounted units with a black work surface over and benefits from an electricity supply. There is a fire door to the second area, the original garage, that is used for storage and can be accessed from the outside via a roller shutter garage door.

To the first floor the landing has doorways to all four bedrooms, the family bathroom and separate shower room. Bedroom one is a double room with large window to the front providing views of the quiet cul-de-sac and neighbouring brook and has fitted wardrobes to one side. Bedroom two is a good sized double bedroom with a window to the rear overlooking the garden. Bedroom three is a comfortable double bedroom with a window to the front. Bedroom four is a well proportioned single with fitted wardrobes. The family bathroom has been fitted with a white three piece suite comprising; panel bath with

shower over and mixer taps, low level WC and a wall mounted wash hand basin. The separate shower room has a shower cubicle fitted with a mains powered shower and a vanity unit wash hand basin.

Outside to the front of the property is a driveway ahead of the garage and side access gate. There is a very well maintained area of mature shrubs and plants ahead of the lounge window. The side garden is accessed via a solid wooden gate and offers a brick pavia patio area, fully enclosed by wooden feather edge fencing. To the rear is an impressive, southerly facing landscaped garden with a continuation of the patio that wraps around the property widening to a further entertaining area with steps down to the lawned garden, mature shrubs and a large storage shed with electricity supply. The rear boundary fence has gates giving access to behind the boundary and to the neighbouring brook.

Viewings on this property are highly recommended to fully appreciate the standard and size of the accommodation on offer.





Directions

From junction 35 of the M4 travel south along the dual carriageway signposted Bridgend, proceed over the first roundabout (Mercedes garage) and proceed along the dual carriageway taking the first right hand turning, signposted Coychurch village. Proceed into the village passing the primary school on the right hand side, follow the road as it bears left around the church and take the first left hand turning, signposted The Court. Turn right into Glebeland close where No.8 will be found on the left hand side.

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating D

Viewing strictly by
appointment through
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207/2021

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

Energy performance certificate (EPC)

8 GLEBELAND CLOSE COYCHURCH BRIDGEND CF31 5HE	Energy rating D
Valid until 25 February 2021	Certificate number 2007-1010-5202-0049-0204

Property type
Semi-detached house

Total floor area
129 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the privatization and exemptions](https://www.gov.uk/guidance/landlords-on-the-privatization-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-privatization-and-exemptions>).

Energy efficiency rating for this property

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

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

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.



