

2 Grange Crescent
Coychurch
Bridgend County
CF35 5HP

£430,000



- Impressive Four Bedroom detached Home
- Village Location
- Lounge, Open plan kitchen/diner family room and playroom
- Downstairs WC and Utility Cupboard
- Spacious Master with dressing area and ensuite
- Three further bedrooms and Renovated Bathroom
- 360 Tour Available (NO CHAIN)
- Integral garage
- Spacious Garden to the rear and parking and garden to the front
- Close to m4 access, coychurch school catchments and village location

Ref: PRA10704

Viewing Instructions: Strictly By Appointment Only



General Description

*Four Bedroom Home in a Village location * Daniel Matthew Estate Agents are delighted to offer for sale this spacious four bedroom detached property in the sought after village of Coychurch. This beautifully presented property offers spacious accommodation, larger master with dressing area and ensuite, spacious garden, driveway and cul de sac location. . Comprises entrance hall, Cosy lounge, Open plan family space kitchen/diner and playroom and downstairs cloakroom. To the first floor a spacious master bedroom with en-suite and dressing area which measures, two double bedrooms and single bedroom and newly renovated family bathroom. Well maintained gardens to front and rear, driveway parking and integral garage. Close to junction 35 of the M4 motorway. Viewing highly recommended to appreciate size and location.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into the porch plain walls, plain ceiling, carpet flooring, door leading into the main hallway, plain walls, plain ceiling, carpet flooring, radiator, under stairs storage, staircase access and access to the ground floor living space.



Lounge

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and carpet flooring.



Kitchen/Diner/Family Room

Impressive kitchen/diner/ family space with a UPVC double glazed window to rear aspect, French doors leading to rear garden. Matching wall and base units with a stunning quartz work surface, stainless steel sink/drainer, integrated fridge/freezer, integrated dishwasher, induction hob with extractor over, integrated oven and integrated oven/microwave, breakfast bar seating area, fitted lights in the plinths, plain ceiling, plain walls with tiled splash back, tile flooring, two radiators and arch access to the playroom.



Playroom/Study (10' 04" x 9' 09") or (3.15m x 2.97m)

UPVC french doors to side access, plain walls, plain ceiling, tile flooring, radiator and door access to the cloakroom and utility cupboard housing the washing machine.



Cloakroom/w.c

UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator, low level WC, vanity unit wash hand basin and tile flooring.



Landing

Landing with attic hatch, plain walls plain ceiling, carpet flooring and access to first floor rooms.



Master Bedroom (24' 07" x 8' 09") or (7.49m x 2.67m)

Spacious master measuring 24ft by 8ft with a UPVC double glazed window to front and rear aspect, plain walls, plain ceiling, radiator and carpet flooring, ensuite situated in the middle of the room with a dressing area to the rear of the room making this a lovely primary bedroom.



En Suite

UPVC double glazed window to side aspect, plain and tile walls to the shower enclosure, plain ceiling, radiator, low level WC, vanity unit wash hand basin and tile flooring.



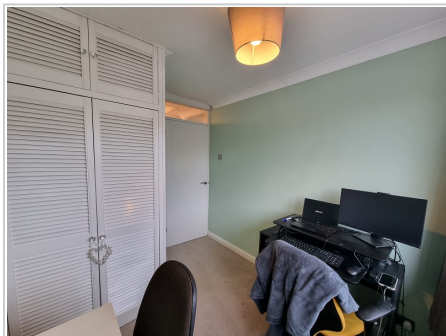
Bedroom Two (12' 08" x 10' 09") or (3.86m x 3.28m)

Second Double bedroom with a UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and carpet flooring



Bedroom Three (11' 06" x 10' 02") or (3.51m x 3.10m)

Third Double bedroom with a UPVC double glazed window to rear aspect, plain walls, plain ceiling, radiator and carpet flooring



Bedroom Four (9' 06" x 7' 04") or (2.90m x 2.24m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and carpet flooring



Bathroom

Renovated Bathroom with modern panel walls and tile splash back panel bath with shower over and side glass screen, vanity unit with wash hand basin and WC, towel radiator, vinyl flooring and a UPVC double glazed window to the rear aspect.



Outside

Front- Block drive with wall boundary, laid to lawn, side gate access to this garden. Rear- Wall and fence boundary, generous garden with laid to patio, laid to lawn and a top laid to patio making this a perfect garden for entertaining, relaxing and families.

Garage (17' 09" x 9' 10") or (5.41m x 3.00m)

Integral garage with power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

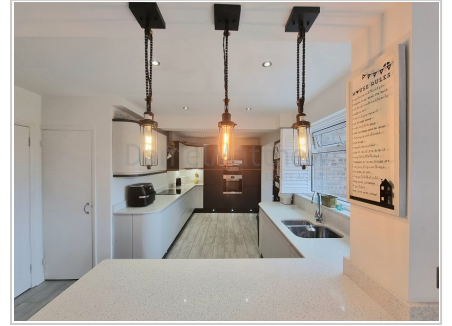
EPC Rating: C70

Tenure

We are informed that the tenure is Freehold

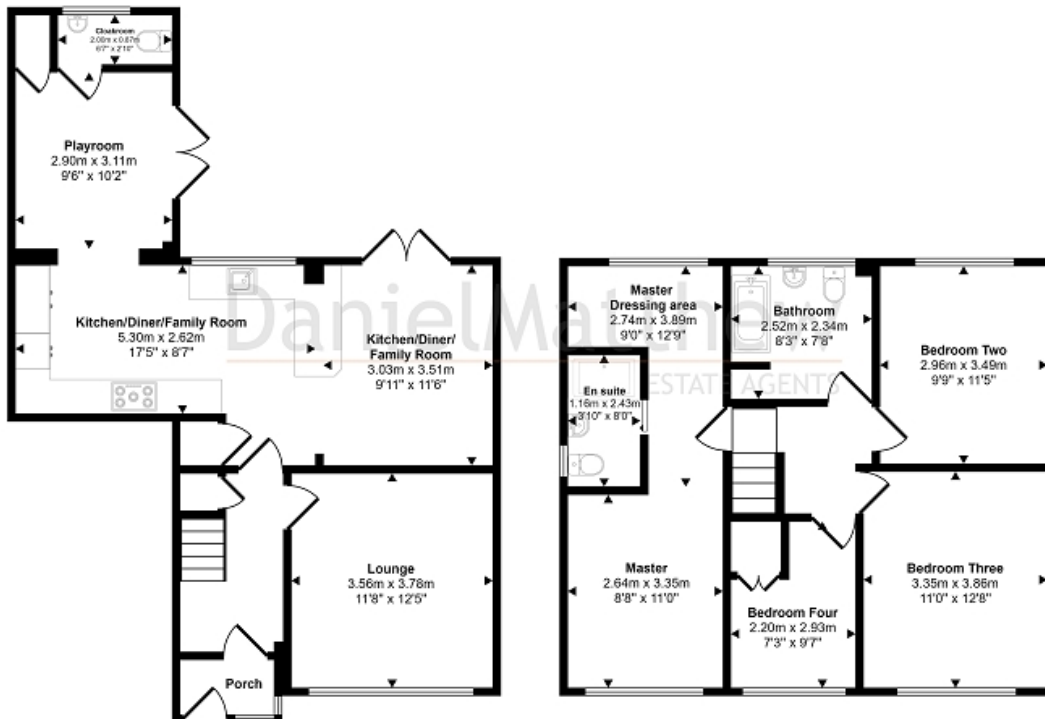
Council Tax

Band F





Approx Gross Internal Area
125 sq m / 1345 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.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.