



76 Coychurch Road, Bridgend

£440,000 Freehold

CALL TODAY TO VIEW ON 01656 750764

DanielMatthew
ESTATE AGENTS



- "FOUR BEDROOM SEMI DETACHED IN COYCHURCH ROAD"
- TWO RECEPTION ROOMS
- GARAGE, CAR PORT AND OUTBUILDING
- KITCHEN/DINER
- FOUR BEDROOMS, FAMILY BATHROOM AND DOWNSTAIRS WC
- SUBSTANTIAL DRIVE AND REAR GARDEN
- SOLD WITH NO ONGOING CHAIN
- RARE OPPORTUNITY TO PURCHASE IN THIS POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS, M4 AND RAIL ACCESS
- CALL ON 0165675074 TO ARRANGE AN APPOINTMENT



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency
Rating: D

EPC Environmental Impact
Rating: D





Hallway

Enter via main door into the hallway, papered walls, papered ceiling, radiator, access to ground floor rooms, access staircase to first floor rooms, storage cupboard, second cupboard housing electric board.

Lounge

11' 9" x 19' 10" (3.59m x 6.05m)

UPVC double glazed window to front aspect, Sliding doors to rear aspect, papered walls and ceiling, carpet flooring and radiator.

Kitchen

11' 10" x 12' 2" (3.60m x 3.70m)

UPVC double glazed window to rear aspect, range of wall and base units with complimentary work surface, stainless steel sink with mixer tap, electric hob, oven with extractor over, plain walls, textured ceiling and tile flooring, integrated fridge/freezer, integrated dishwasher, UPVC double glazed door.



Reception Room Two

11' 10" x 14' 11" (3.61m x 4.54m)

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

WC

5' 6" x 4' 10" (1.67m x 1.48m)

UPVC double glazed window to rear aspect, Vanity unit with low level WC, integrated wash hand basin, tile walls and tile flooring and radiator.



Landing

UPVC double glazed window to rear aspect, papered walls and ceiling, carpet flooring.

Bedroom One

UPVC double glazed window to front aspect, range of fitted storage, papered walls and ceiling, carpet flooring and radiator.

Bedroom Two

11' 3" x 11' 8" (3.44m x 3.56m)

UPVC double glazed window to front aspect, Range of side and over head storage, shower and sink, papered walls and ceiling, carpet flooring and radiator.

Bedroom Three

8' 6" x 12' 4" (2.60m x 3.76m)

UPVC double glazed window to rear aspect, papered walls and ceiling, carpet flooring and radiator.

Bedroom Four

7' 10" x 7' 9" (2.40m x 2.36m)

UPVC double glazed window to rear aspect, papered walls and ceiling, carpet flooring and radiator.

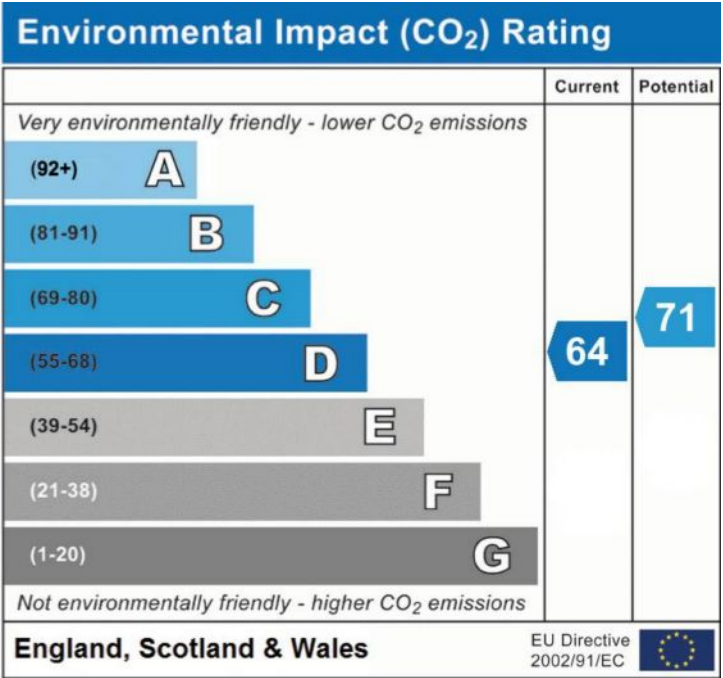
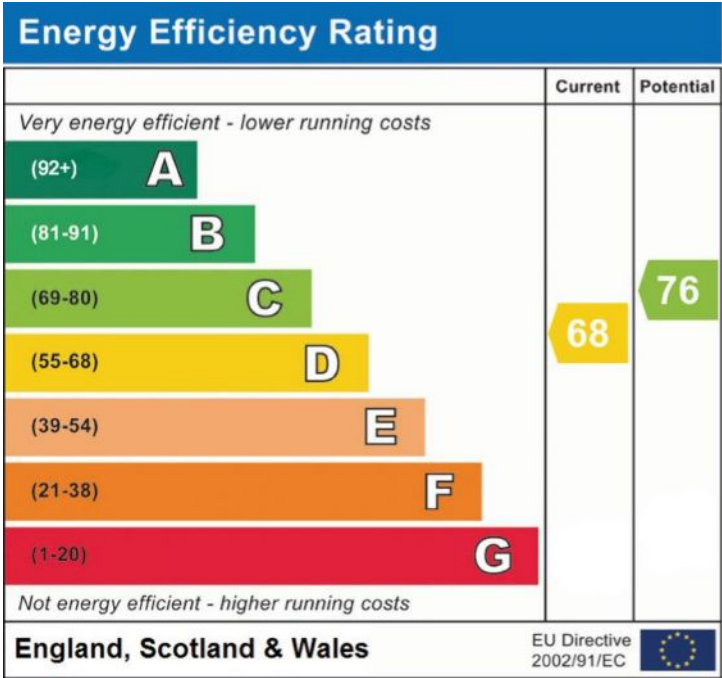
Bathroom

8' 3" x 5' 1" (2.51m x 1.55m)

UPVC double glazed window to rear aspect, two piece suite comprising panel bath, separate shower enclosure, vanity unit sink, towel radiator, tile walls, papered ceiling and vinyl flooring.

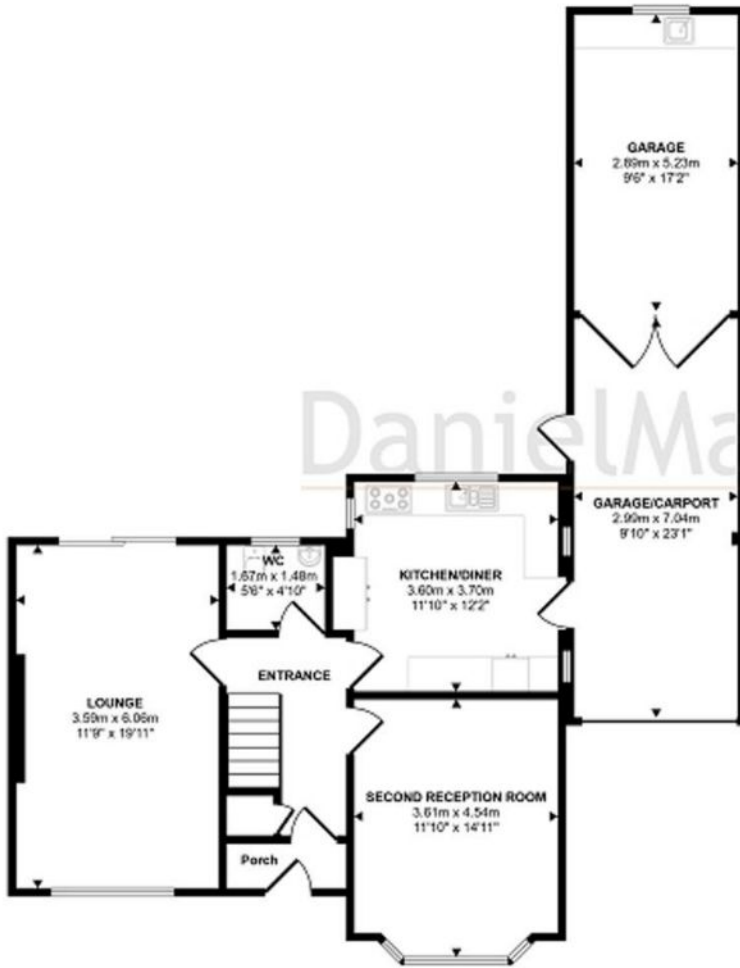
Garden

FROM - Very generous Block paver drive with access to the garage. REAR-Beautiful large enclosed rear garden, generous laid to patio, fence boundaries, outbuilding, mature bushes with a very large laid to lawn garden which is a must to view. Brick built outbuilding for storage.





Approx Gross Internal Area
160 sq m / 1704 sq ft



Ground Floor
Approx 103 sq m / 1109 sq ft



First Floor
Approx 65 sq m / 695 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 260.

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