



Watts & Morgan
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For Sale
wattsandmorgan.co.uk

1, Grange Crescent
Bridgend, CF35 5HP

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1, Grange Crescent

Coychurch, Bridgend CF35 5HP

£350,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market for the first time this well proportioned 5 bedroom detached family home situated in the sought after village of Coychurch. With great access to Junction 35 of the M4 and Bridgend town centre. Being sold with no onward chain. Accommodation comprises of entrance hall, lounge/dining room, kitchen/breakfast room, utility, WC and conservatory. First floor landing, four double bedrooms, one single bedroom, 4-piece family bathroom and a further shower room. Externally the property benefits from a private driveway with off-road parking for two vehicles, integral garage with electric door and a low maintenance rear garden. EPC Rating "D"

Directions

* Bridgend Town Centre - 2.4 Miles * Cardiff City Centre - 21.3 Miles * J35 of M4 Motorway - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC door into the entrance porch with tiled flooring and internal uPVC door with adjacent glazed panels leads into the hallway. The hallway benefits from carpeted flooring, understairs storage and a staircase leads to the first floor.

To the front of the property is the lounge/dining room which is a generous size reception room with carpeted flooring, windows to the front, windows overlooking the rear conservatory and a central feature gas fireplace with a marble hearth and surround.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over, carpeted flooring in the dining room with space for a dining table and tiled flooring to the kitchen. No integrated appliances and a door leads into the utility.

The utility has been fitted with base units and work surfaces over with sink and a window overlooking the rear garden, tiled flooring, plumbing and space for multiple appliances and a door providing side access to the garden.

The downstairs WC has been fitted with a 2-piece suite comprising of a WC and wash-hand basin. Space and plumbing for appliances.

The conservatory offers further living space with tiled flooring, fully glazed door out to the rear garden and windows overlooking the rear.

FIRST FLOOR

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one to the front of the property is a good size double bedroom with a built-in storage cupboard and windows to the front.

Bedroom two is a further good size double bedroom with carpeted flooring, fitted wardrobes and a further built-in storage and window to the rear. The third double bedroom is to the front of the property with fitted carpets and windows to the front. Bedroom four is a great sized bedroom with fitted carpet and window to the rear. The fifth bedroom is a comfortable single bedroom with built in storage and windows to the front.

The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath with freehand shower, corner shower cubicle, WC and wash-hand basin, vinyl flooring, tiled walls and window to the rear. There is a built in storage cupboard.

The shower room has been fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin, vinyl flooring, tiled walls and window to the side.

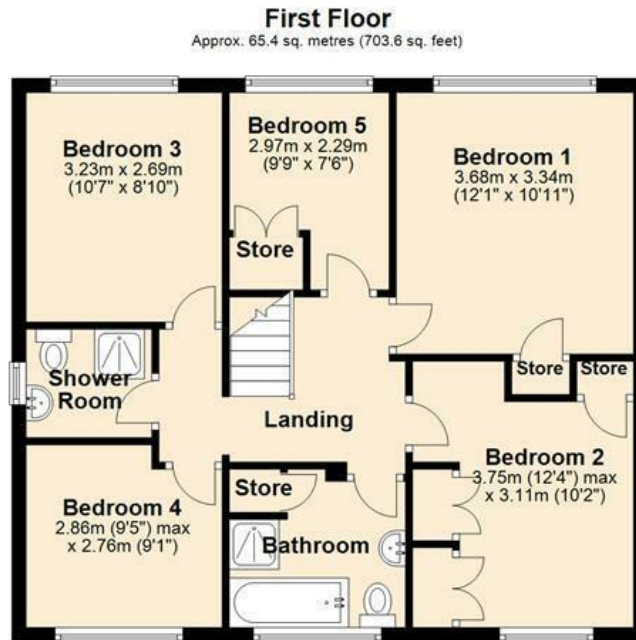
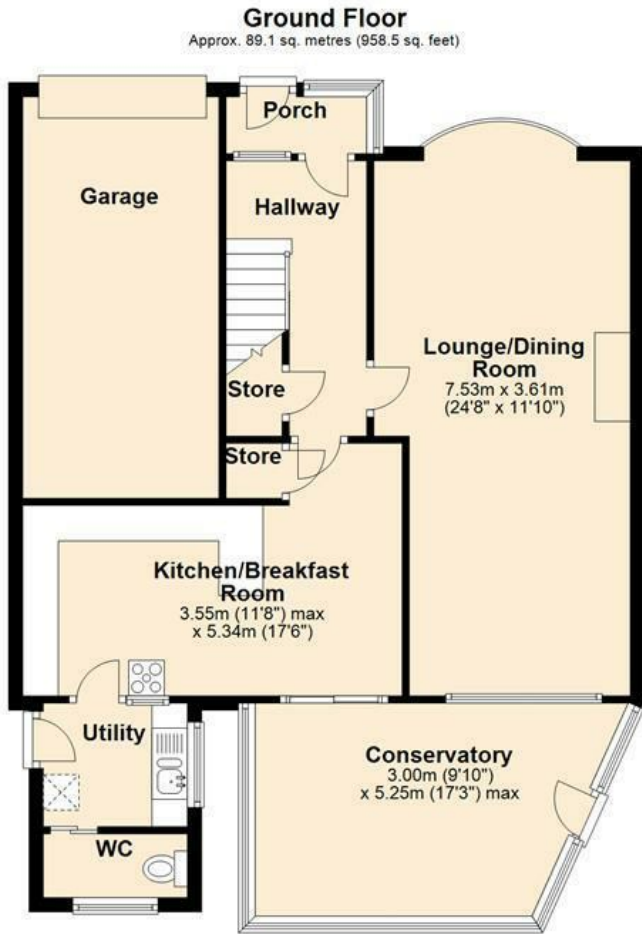
GARDENS AND GROUNDS

Approached off Grange Crescent No.1 benefits from a private driveway to the front with off-road parking for two vehicles leading to the single integral garage with electric door and power supply. The front garden has been landscaped with stone chippings and a gate provides access down both sides to the rear garden. To the rear of the property is a low maintenance garden laid with stone chippings enclosed via timber fencing. There is a patio area ideal for outdoor furniture.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "F".



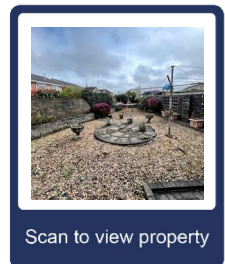


Total area: approx. 154.4 sq. metres (1662.1 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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