



11, Manor Drive  
Bridgend, CF35 5HA

Watts  
& Morgan







# 11, Manor Drive

Coychurch, Bridgend CF35 5HA

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**£270,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Watts & Morgan are delighted to market this 2/3 bedroom detached bungalow for sale in the quiet sought after village of Coychurch. Offering close proximity to local amenities, Junction 35 of the M4 and rail links. Accommodation comprises; porch, entrance hallway, lounge, kitchen/breakfast room, WC, 2-piece bathroom, dining room/bedroom with conservatory and 2 further double bedrooms. Externally the property benefits from sizeable front and south east facing rear garden. Detached single garage with full power supply. Being sold with no ongoing chain. EPC Rating; 'D'.

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## Directions

\* Bridgend Town Centre - 2.4 Miles \* Cardiff City Centre - 18.4 Miles \* J35 of the M4 Motorway -2.1 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Access via a partially glazed uPVC door via porch with entrance hallway featuring maple wood strip flooring leading off other rooms all comfortably situated on one floor and loft hatch.

The lounge is a generous sized reception with a uPVC bay window to the front elevation overlooking the front landscaped garden. Further features a continuation of maple wood strip flooring and a feature fireplace housing an electric fire with slate hearth and a rustic wooden mantle.

The kitchen/breakfast room has been comprehensively fitted with a range of shaker style wall and base units with roll top laminate worksurfaces. Integral appliances to include; 4-ring gas hob and oven with extractor fan over, dishwasher and a stainless steel sink and drainer. Space is provided for further appliances to include washing machine and space for a breakfast bar area. Further features laminate flooring, a storage cupboard housing the 'Worcester' combination boiler, uPVC window to front elevation and an obscured uPVC door to side elevation.

WC comprises a dual flush with obscured uPVC double glazed window to side elevation.

The family bathroom is a 3-piece suite with an electric shower over, fully tiled, vanity unit and an obscured window to the side elevation.

The dining room/bedroom three features carpeted flooring and leads onto a sunny conservatory with dual aspect windows overlooking the rear garden. Also features a courtesy door with access to the garage.

Principle bedroom is a double room featuring uPVC window overlooking the rear garden, carpeted flooring and fitted wardrobes to remain.

Bedroom two is a further double with a uPVC window to the rear garden with fitted wardrobes to remain.

### GARDENS AND GROUNDS

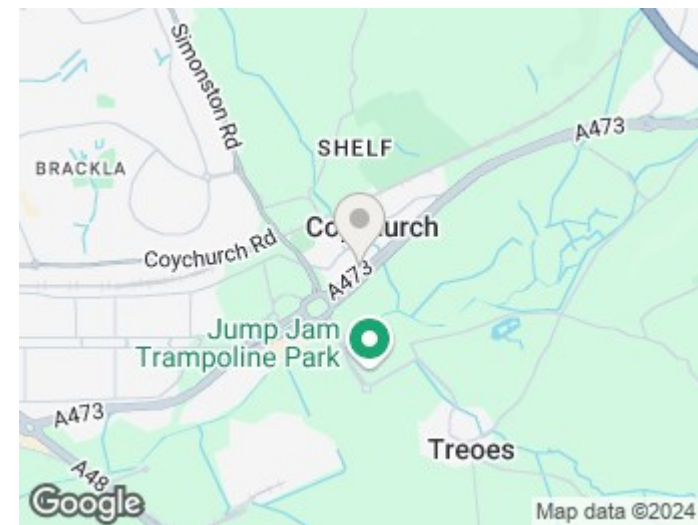
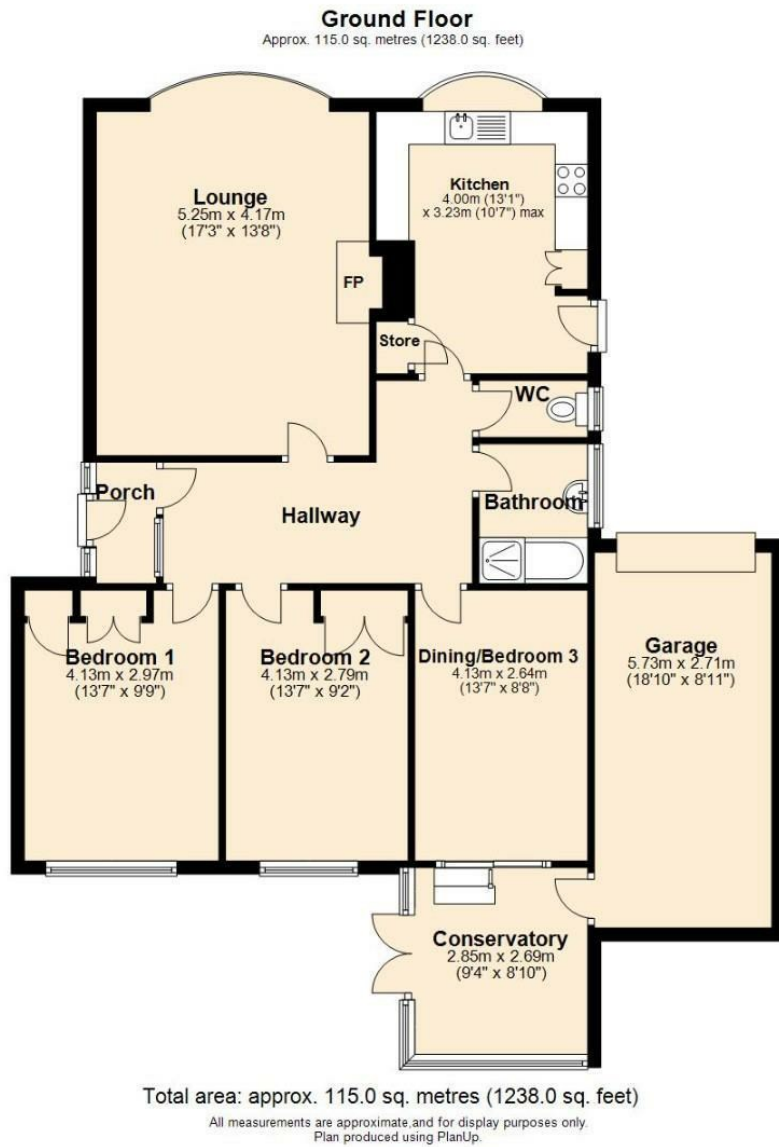
No. 11 is accessed off a driveway which has a wrap around garden, the front garden is enclosed via a brick wall and has an array of matures shrubs with side access to the kitchen. The driveway can comfortably park 2/3 vehicles leading to a garage with an up and over door with full power supply. The rear garden enclosed with a privacy hedge is south-east facing and has ample space for garden furniture, patio area and laid to lawn.

### ADDITIONAL INFORMATION

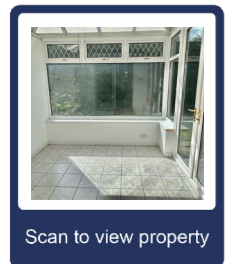
Freehold. All mains services connected. Council Tax is Band E EPC Rating; 'D'





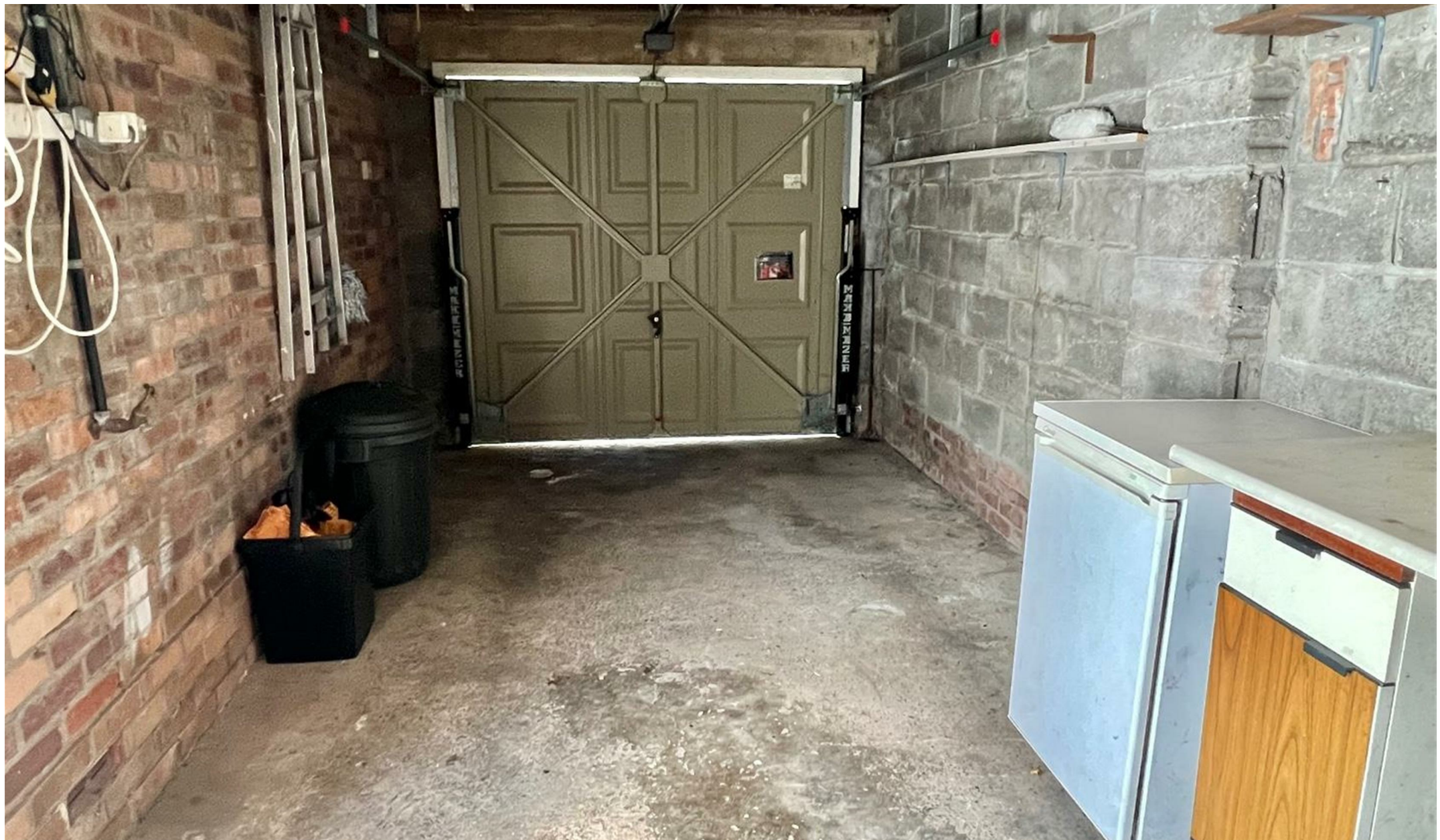


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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