



52, Coychurch Road
Bridgend, CF31 2AP

Watts
& Morgan



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Bridgend CF31 2AP

Offers Over £400,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended 4 double bedroom semi-detached property situated off Coychurch Road. The property is located conveniently within a short walk from Bridgend Town Centre, close to all local transport links, shops and schools. This spacious property offers highly adaptable living accommodation comprising; entrance hall, lounge, kitchen/dining room, utility, WC and sitting room. First floor; double bedroom with en-suite shower room, 3 further double bedrooms and a 4-piece family bathroom. Second floor; loft room. Externally offering a private driveway to the front with off-road parking for up to 5 vehicles, landscaped front and rear gardens with bespoke covered outdoor bar and seating area.

Directions

* Bridgend town centre - 0.5 Miles * Cardiff - 22.0 Miles *
J36 of the M4 - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with laminate flooring and staircase rises up to the first floor. There are 2 sets of handy built-in under-stairs storage cupboards and all doors lead off. The study/sitting room to the front of the property is a versatile reception room with laminate flooring, a feature chrome fireplace and windows overlooking the front. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With tiling to the walls and laminate flooring. The living room is a spacious reception room with laminate flooring, recessed spotlighting and patio doors opening out onto the rear garden. The living room benefits from an exposed brick chimney with a wood burner set on a slate hearth and double doors open into the kitchen/dining room.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled effect laminate flooring, coordinating splash-backs and windows overlooking the front. There is a central island with space for high stools, quartz work surfaces and double doors with adjacent glazed panels open out onto the rear garden. There are 2 feature slit windows to the side and ample space for freestanding furniture. Integrated appliances include; fridge/freezer, dishwasher and space is provided for a freestanding oven which can be negotiated. The utility is fitted with wall and base units with work surfaces over. There is space and plumbing provided for appliances.

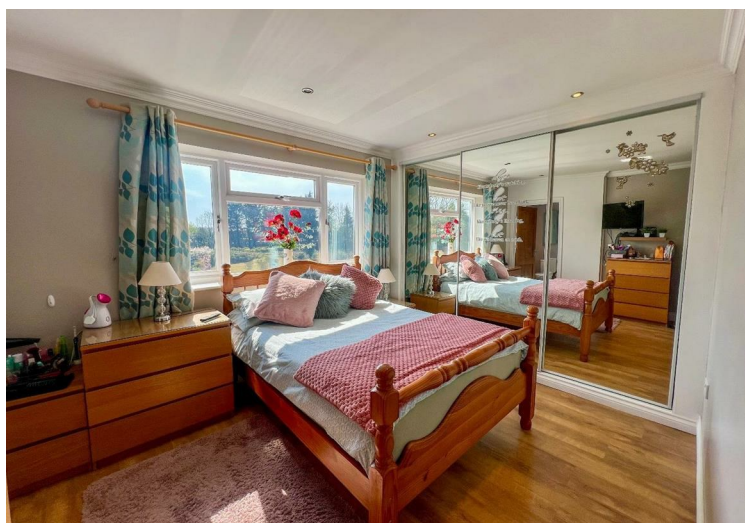
The first floor galleried landing benefits from laminate flooring and bespoke built-in storage cupboards. Bedroom One is a double bedroom with laminate flooring, recessed spotlighting and built-in wardrobes with mirrored sliding doors, windows overlooking the rear garden and access into an en-suite suite room. The en-suite is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With vinyl tiled flooring, tiled to the walls and a window to the rear. Bedroom Two is a double bedroom with laminate flooring and windows to the rear. The third double bedroom benefits from laminate flooring and windows to the front. The fourth double bedroom offers laminate flooring and windows to the front. The Family bathroom is fitted with a 4-piece suite comprising of a freestanding rolltop bathtub, a corner shower cubicle, a circular wash hand basin set within vanity and a WC. With fully tiled walls and flooring and a window to the rear. Off the first floor landing, a staircase leads up to the attic room. The attic room houses the gas boiler, carpeted flooring and ample space for storage.

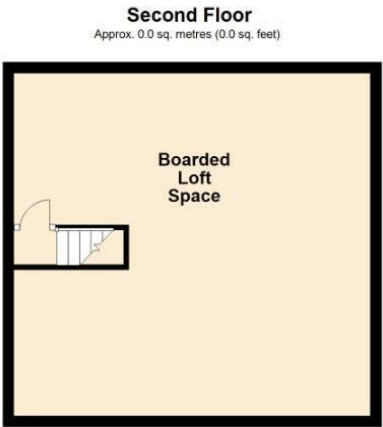
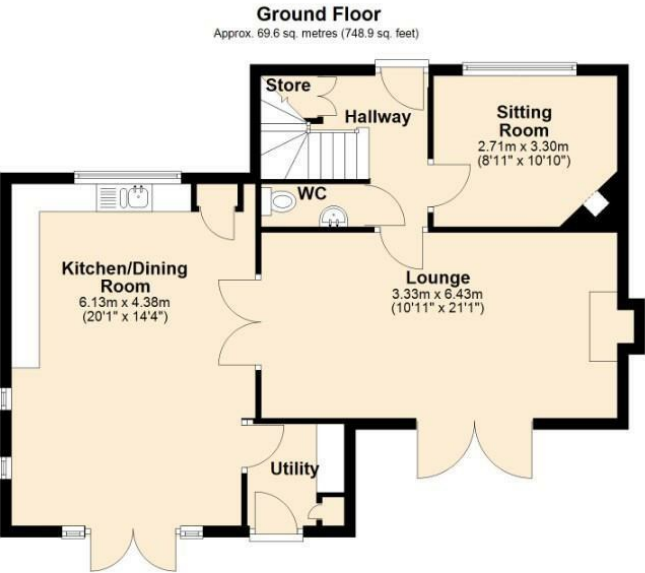
GARDENS AND GROUNDS

Approached off Coychurch Road, no. 52 offers a generous corner plot. To the front is a block paver driveway with off-road parking for up to the 5 vehicles, a spacious patio area with outdoor lighting, power supply, storage shed and wood store. There is a raised lawned garden to the front. To the rear of the property is a fully enclosed landscaped garden with a spacious block paver patio area perfect for outdoor furniture, steps lead down to an enclosed section laid with lawn with a bespoke timber framed bar and seating area with lights, power supply and exposed stone fire. The garden benefits from various seating areas perfect for outdoor entertaining.

ADDITIONAL INFORMATION

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

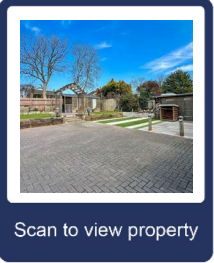




Total area: approx. 139.2 sq. metres (1497.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
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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