



9, Bryn Road  
Bridgend, CF35 5EY

Watts  
& Morgan



# 9, Bryn Road

Coychurch, Bridgend CF35 5EY

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**£425,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

Available to the market for the first time this spacious four bedroom family home is situated in the village of Coychurch. Located just a short walk from local village pubs, shops, amenities and offering great access to Bridgend Town Centre and Junction 35 of the M4. The property is being sold with no onward chain. This ideal family home comprises of porch, entrance hallway, spacious living room, conservatory, kitchen/dining room, ground floor shower room. First floor landing, bedroom one with ensuite shower room, three further good size bedrooms with fitted wardrobes and a family bathroom. Externally offering a private drive to the front with off-road parking, single garage and a generous enclosed rear garden. Chain Free.

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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

### ABOUT THE PROPERTY

Entered through a PVC front door into the porch with tiled flooring and a PVC door with adjacent window leading to the main hallway. The main hallway benefits from solid wood flooring, carpeted staircase leading up to the first floor and an understairs storage cupboard. The open plan living room is a superb size family room with continuation of solid wood flooring, large windows to the front and sliding doors opening into the conservatory.

The conservatory is a great addition offering flexible living accommodation with tiled flooring with underfloor heating, windows overlooking the rear garden and double doors opening out to the rear garden.

The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, tiled flooring and under-cupboard spotlighting. There are double doors opening out to the rear garden and ample space for a freestanding dining table. Integrated appliances in the kitchen to remain include under-counter fridge and under-counter freezer, 5-ring 'Neff' gas hob with stainless steel extractor fan over and integrated 'Neff' oven and grill. There is space provided for a freestanding washing machine and dishwasher. The cupboards benefit from built-in pantry shelving. There is a window to the side. Leads into the outer hallway with a built-in storage cupboard and a PVC door leading out to the rear garden. The ground floor shower room is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the rear.

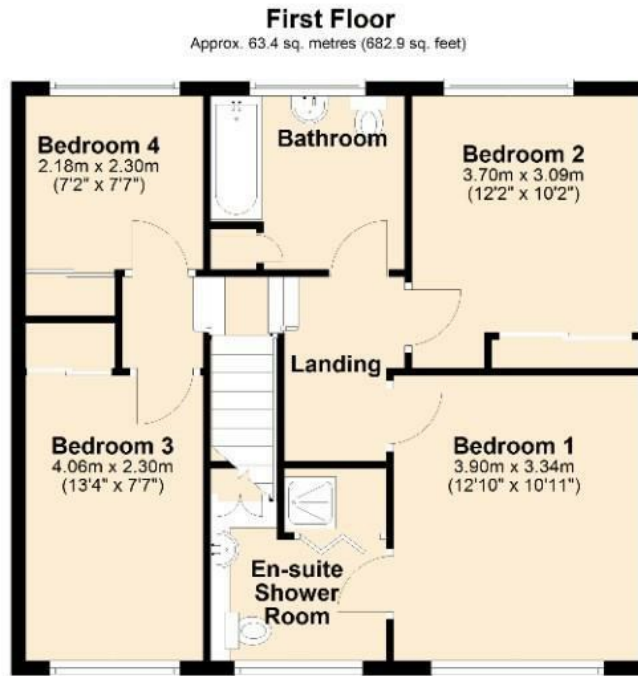
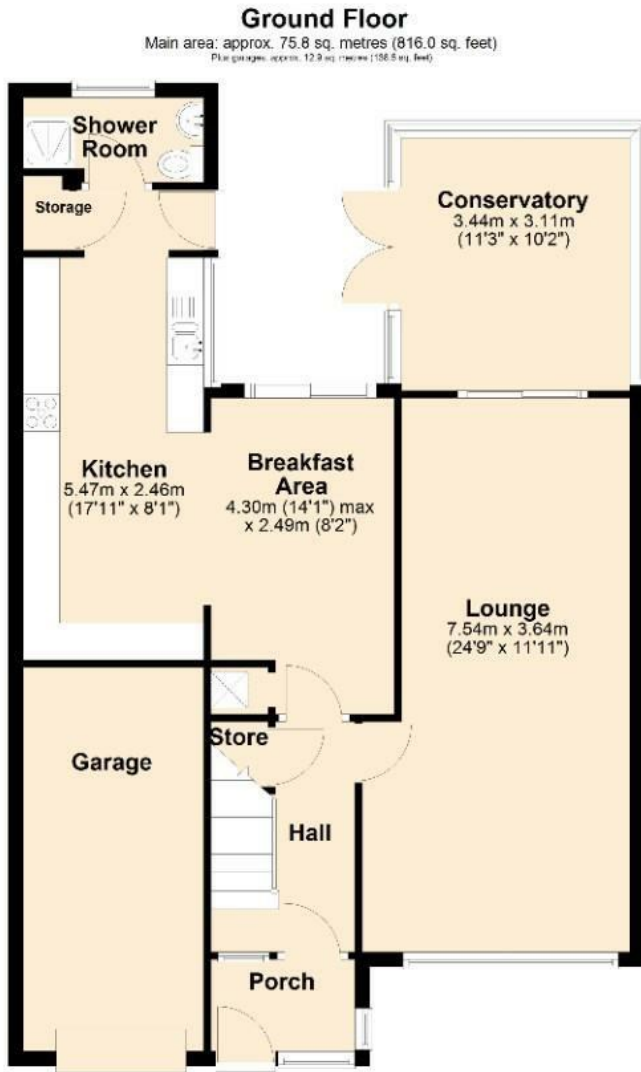
The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a generous size main bedroom with built-in wardrobes and storage, laminate flooring and windows to the front. Leads into an ensuite shower room which has been fitted with a 3-piece suite comprising of a double shower enclosure, WC and wash-hand basin set with vanity unit with vinyl flooring, tiling to the walls and window to the front. Bedroom two is a generous second bedroom with fitted wardrobes, laminate flooring and window to the rear. Bedroom three is a third double bedroom with carpeted flooring, built-in wardrobes and window to the front. Bedroom four is a great sized room with built-in wardrobes, laminate flooring and window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls, window to the rear and a built-in airing cupboard.

### GARDENS AND GROUNDS

Approached off Bryn Road No.9 benefits from a driveway to the front with off-road parking for 2 vehicles in front of the single garage with manual up and over door. To the rear is a generous enclosed garden with a lower patio area ideal for outdoor furniture. The remainder is laid with grass with abundance of colourful shrubs and borders. There is an outdoor storage shed and side access around to the front.

### ADDITIONAL INFORMATION

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

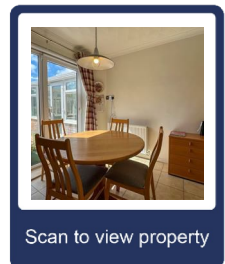


**Main area: Approx. 139.3 sq. metres (1498.9 sq. feet)**  
Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 75        |
| (39-54) <b>E</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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