



6 Coychurch Road, Bridgend – CF31 3AP
Bridgend

£90,000

6 Coychurch Road

Bridgend

This two bedroom terraced house is a fantastic opportunity for anyone looking to put their own stamp on a property, whether you're a first time buyer or searching for an investment. The house is offered with no onward chain, making the purchase process that bit smoother. Inside, you'll find a spacious lounge that leads through to a separate dining area (great for entertaining or family meals), plus a kitchen that's ready for your ideas along with a family bathroom. Upstairs, there are two double bedrooms, each with plenty of potential. The property is in need of renovation, so it's a real blank canvas for anyone keen to create a home that suits their style and needs. With plenty of scope to update and improve throughout, this is a chance to get creative and add value. The location is handy for local shops, schools, and transport links, making day-to-day life easy and convenient. Whether you're looking to get onto the property ladder or add to your portfolio, this terraced house is well worth a look. No chain means you can move quickly, so don't miss out on the potential here. Book your viewing today and imagine the possibilities.

- Two bedroom terraced house
- Ideal first time or investment opportunity
- Enclosed rear garden
- In need of renovation
- NO CHAIN





Entrance

Via part glazed wooden door into the lounge.

Lounge

16' 8" x 10' 8" (5.09m x 3.24m)

Textured and papered ceiling with coving and centre light, textured and papered walls, laminate flooring in wood effect and radiator. Feature fireplace with tiled hearth, surround and wooden mantle. Wooden double glazed window overlooking the front of the property. Door leading into the kitchen.

Kitchen

13' 11" x 10' 8" (4.25m x 3.25m)

Textured and papered ceiling with centre light, textured and papered walls with tiling to the splash back areas and tiled flooring. A range of base units with complementary roll top work surfaces housing an inset stainless steel sink. Floor mounted gas boiler. Cupboard leading to under stairs storage. Feature fireplace with log burner and exposed stone work surround and wooden mantle. Wooden double glazed window overlooking the rear and radiator. Doorway leading to the inner hallway and stairs leading to the first floor.

Inner hallway

Textured and papered ceiling with centre light and tiled flooring. Double opening into a storage cupboard, Radiator and PVCu frosted double glazed door leading to the rear garden. Door leading to the bathroom.

Bathroom

9' 6" x 6' 4" (2.90m x 1.93m)

Centre light, tiling to the splash back areas and a continuation of the tiled flooring. Three piece suite comprising low level bath, pedestal sink with chrome taps and low level WC. Radiator and frosted wooden double glazed window to the rear.



Landing

Stairs with fitted carpet and handrail. Textured ceiling, loft access, centre light, textured and papered walls and fitted carpet. Doors leading to two bedrooms.

Bedroom 1

15' 11" x 9' 11" (4.85m x 3.02m)

Textured and papered ceiling with centre light, laminate flooring in wood effect, PVCu double glazed window to the front and radiator.

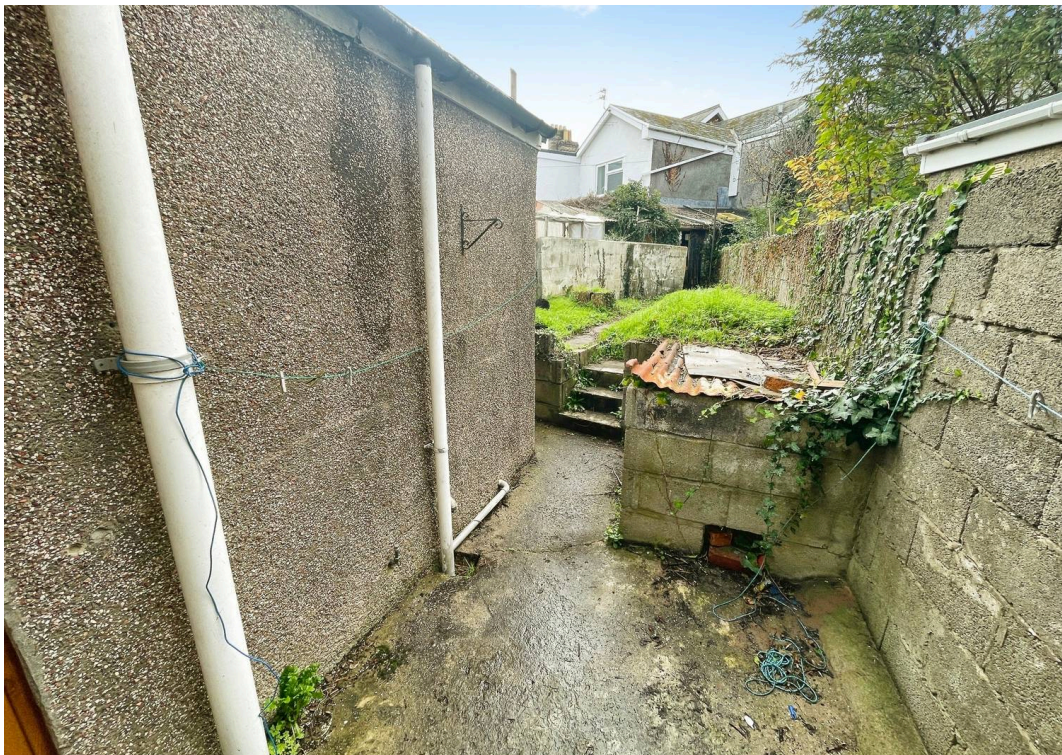
Bedroom 2

12' 8" x 11' 3" (3.85m x 3.42m)

Textured ceiling with centre light, laminate flooring, wooden double glazed window to the rear and radiator. Cupboard housing the hot water tank with shelving.

Outside

Enclosed rear garden with small stone storage shed to the rear, laid to lawn and patio with pathway.





Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.