



3, Manor Drive  
Bridgend, CF35 5HA

Watts  
& Morgan



# 3, Manor Drive

Coychurch, Bridgend CF35 5HA

**£450,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three-double-bedroom detached bungalow positioned within a sought-after cul-de-sac in Coychurch. Offered for sale with no onward chain, the property is ideally located just a short walk from local village amenities and provides excellent access to transport links, including Junction 35 of the M4, local rail connections and Bridgend Town Centre.

The generous accommodation comprises an entrance hall, a bright living room, a separate dining/sitting room, a modern four-piece bathroom, a well-proportioned kitchen/breakfast room and a utility room. There are two double bedrooms, along with a further double bedroom benefiting from an en-suite WC. Externally, the property enjoys two private driveways providing ample off-road parking, a single garage and an enclosed rear garden offering a private and versatile outdoor space.

## 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 uPVC front door, the property opens into a welcoming entrance hallway with carpeted flooring and doors leading to all principal rooms. The main living room is a generously sized reception space featuring a large front-facing bay window creating a bright and inviting atmosphere. The dining/sitting room offers a versatile second reception area with carpeted flooring, ample space for lounge and dining furniture and sliding doors opening directly onto the secure rear garden. The kitchen/breakfast room is fitted with a modern range of coordinating wall and base units topped with complementary granite work surfaces, matching splashbacks as well as a 4 seater breakfast table and included chairs. The kitchen benefits from Karndean flooring and recessed spotlighting as well as a side-facing window provides natural light. A built-in storage cupboard offers additional practicality. Integrated appliances include a Franke multi-bowl sink, eye-level Miele oven/grill, microwave and warming drawer, Miele fridge/freezer, Miele dishwasher and a Miele 4-ring induction hob with extractor fan. A door leads into the utility room, which continues the Karndean flooring and is fitted with coordinating units and work surfaces. The utility includes an integrated Miele tumble dryer and Indesit washing machine as well as an additional sink with drainer, a front-facing window and a door providing access to the side of the property.

Bedroom One is a spacious main bedroom featuring carpeted flooring, built-in wardrobes and additional storage, along with a rear-facing window. This room benefits from an en-suite WC, fully tiled and fitted with a two-piece suite comprising a WC and wash-hand basin, with a rear-facing window providing natural light. The family bathroom is fitted with Villeroy and Bosch sanitary ware complemented by Kueco furniture and fittings, which includes a luxurious four-piece suite, including a bathtub, a separate shower enclosure, WC and wash-hand basin. The room is finished with tiled walls, tiled flooring, recessed spotlighting and a rear-facing window. Bedroom Two is a generous double bedroom with carpeted flooring and a large bay window to the front. Bedroom Three is also a double bedroom, featuring carpeted flooring and a side-facing window.

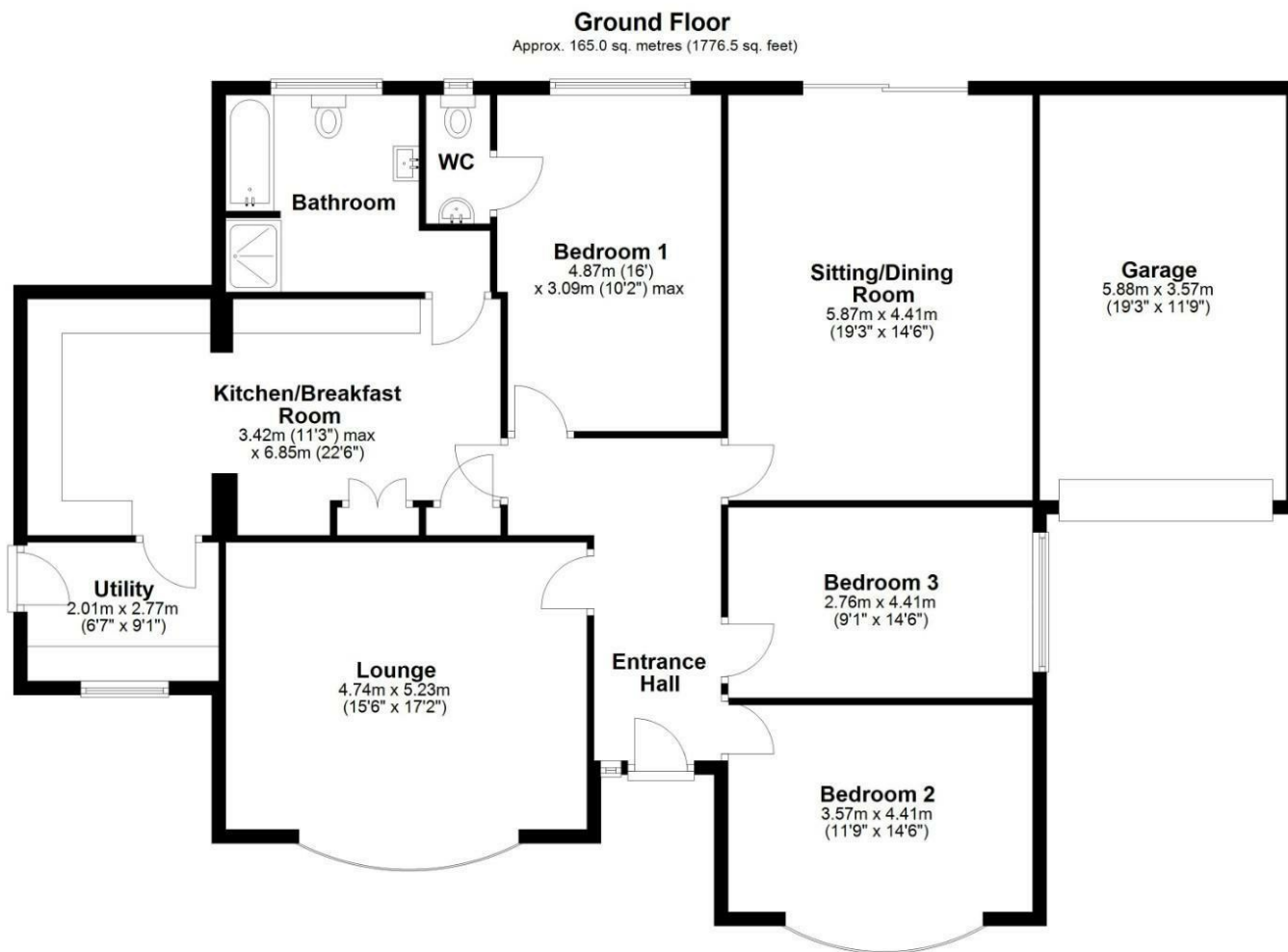
### GARDENS AND GROUNDS

Approached from Manor Drive, No.3 occupies a generous plot and benefits from two separate clay block-paved driveways and pathways, providing ample off-road parking and convenient side access to the rear garden. The garage is fitted with an electric controlled door and a full power supply. To the rear, the property enjoys an enclosed and well-presented garden featuring two spacious patio areas, both ideal for outdoor furniture and entertaining. The remainder is laid to lawn and beautifully bordered with an abundance of colourful shrubs and flowers, creating an attractive and private outdoor space.

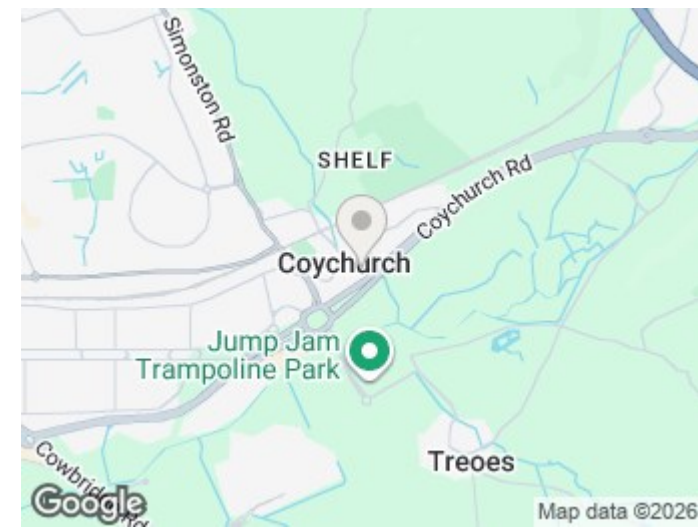
### ADDITIONAL INFORMATION

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

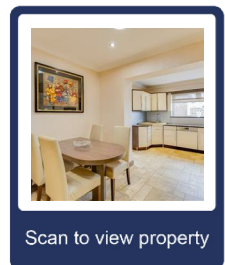




Total area: approx. 165.0 sq. metres (1776.5 sq. feet)



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	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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