



46, Glenwood Close
Bridgend, CF35 5EU

Watts
& Morgan

46 Glenwood Close

Coychurch, Bridgend CF35 5EU

£240,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented three-bedroom semi-detached home, ideally located in the sought-after village of Coychurch. Positioned within walking distance of local amenities and offering excellent transport links via Junction 35 of the M4 and Bridgend Town Centre, this property combines convenience with community living.

Accommodation comprises; Ground Floor: Entrance hall, lounge, dining room, and fitted kitchen.

First Floor: Three well-proportioned bedrooms and a family bathroom.

Externally the property benefits from a private driveway, single garage, and an enclosed rear garden, providing both practicality and outdoor space. Offered to the market with no onward chain, this home presents an excellent opportunity for a variety of buyers.

Directions

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

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hall with carpeted flooring and a staircase leads up to the first floor. The main living room is a spacious reception room with a window to the front and a central feature gas fireplace.

The dining room is a second reception room with carpeted flooring and a window to the rear leading into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled flooring, window to the rear and a PVC door leading out to the rear garden. There is a built-in pantry cupboard and space is provided for freestanding appliances.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a double bedroom with a built-in storage cupboard housing the 'Valiant' gas boiler, carpeted flooring and a window to the front.

Bedroom Two is a second double bedroom with carpeted flooring and a window to the rear. The third bedroom is a single room offering carpeted flooring and a window to the front. The shower room is fitted with a shower, WC and a wash hand basin with vinyl flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached via Glenwood Close, No. 46 benefits from a private driveway providing off-road parking. The front garden is neatly laid with stone chippings and complemented by a single garage with power supply and electric roll shutter door, while a timber side gate offers convenient access to the rear. The rear garden is a generous, enclosed garden, thoughtfully designed for low-maintenance living. Finished with stone chippings and a paved pathway, it is enhanced by an abundance of colourful shrubs and flowers. There is an outdoor storage shed.

ADDITIONAL INFORMATION

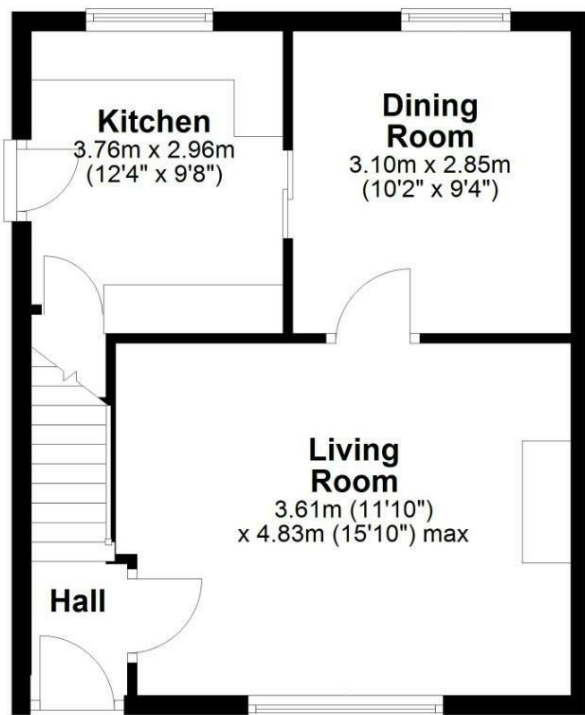
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'C'.





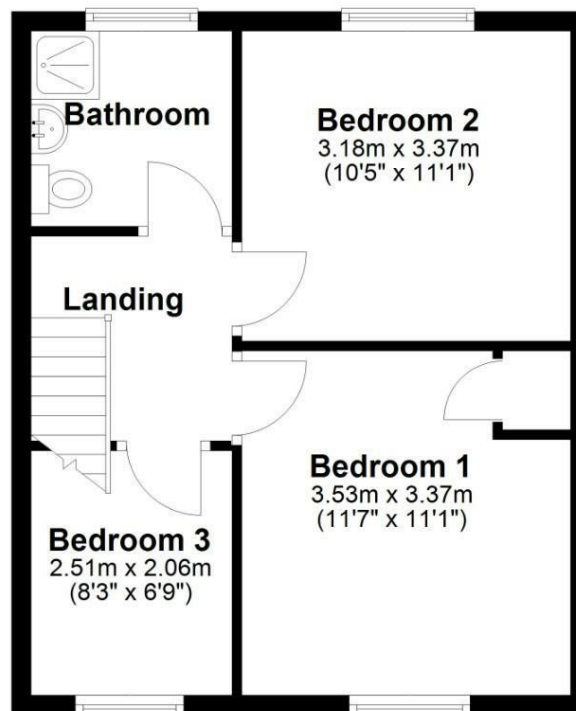
Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

