

32 Bryn Road, Coychurch

£265,000 Freehold

Extended Semi-Detached Property • Spacious Four Bedroom Home Situated In The Village Of Coychurch • Two Spacious Reception Rooms • Cloakroom, Family Bathroom & En-Suite • Kitchen • Situated On A Corner Plot • Driveway For Three Vehicles • Located Just A Short Walk From Local Village Pubs, Shops and Amenities. • Offering Great Access To Bridgend Town Centre & Junction 35 of the M4 Corridor • Early Viewings Highly Recommended, Call Today.

DanielMatthew
ESTATE AGENTS



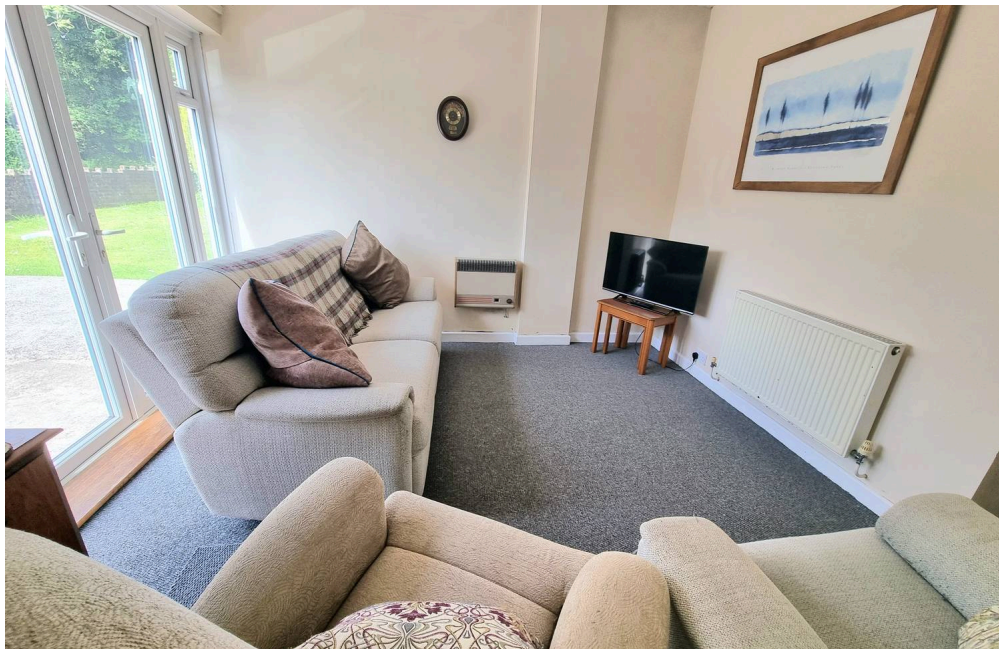
Spacious extended four bed semi on corner plot in Coychurch. Two receptions, modern kitchen, ensuite, family bathroom. Near schools, shops, M4, and Bridgend. Ideal for families.

Council Tax band: D

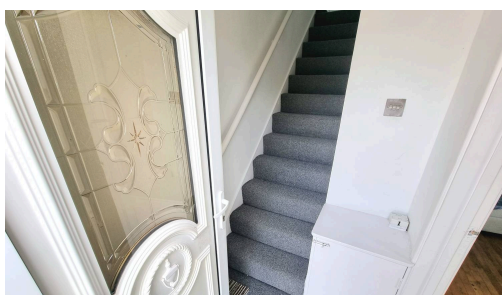
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Entrance Hallway

Enter via UPVC double glazed obscured door leading into entrance hallway, textured ceiling, plastered walls, newly fitted carpet, door leading into Lounge, staircase leading to first floor, storage cupboard, and cupboard housing electric box.

Lounge

14' 0" x 12' 7" (4.26m x 3.83m)

UPVC double glazed window to front aspect, textured ceiling with coving, plastered walls, Canadian maple wooden flooring, chimney breast with gas fire place and marble surround, radiator, door leading into Kitchen.

Kitchen

17' 6" x 7' 5" (5.33m x 2.25m)

Two UPVC double glazed windows to rear aspect, UPVC double glazed door leading into enclosed rear garden, textured ceiling with coving, textured walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, free standing electric cooker with four ring gas hob to remain, space for fridge/freezer and tumble dryer, plumbing for washing machine and dishwasher, archway leading into inner hallway.





Reception Room Two

12' 4" x 12' 1" (3.75m x 3.68m)

UPVC double glazed French doors with side panels to front aspect, artexed ceiling, plastered walls, newly fitted carpet, radiator, gas radiator, door leading into cloakroom.

Cloakroom/WC

7' 11" x 3' 7" (2.42m x 1.09m)

UPVC double glazed obscured window to rear aspect, textured ceiling with spot lights, plastered walls, tiled flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.

Landing

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, newly fitted carpet, loft access, doors leading into all first floor rooms.



Bedroom One

12' 6" x 11' 8" (3.80m x 3.56m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, laminate flooring, radiator, door leading into en-suite.

En-Suite

9' 0" x 3' 8" (2.75m x 1.11m)

UPVC double glazed obscured window to rear aspect, textured ceiling with extractor fan, tiled walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with mains over head shower, heated towel rail.





Bedroom Two

12' 0" x 10' 6" (3.67m x 3.21m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in wardrobe.

Bedroom Three

11' 6" x 9' 8" (3.51m x 2.94m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, laminate flooring, radiator.

Bedroom Four

9' 7" x 6' 8" (2.92m x 2.04m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in single bed.

Family Bathroom

7' 1" x 5' 9" (2.16m x 1.76m)

UPVC double glazed obscured window to rear aspect, panelled ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.





