



4 Manor Drive, Coychurch,
Bridgend, CF35 5HA





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£319,950 Freehold

4 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan are pleased to present to the market a sizeable detached dormer bungalow situated in the sought after village of Coychurch. Offering close proximity to local amenities, J35 of the M4 and rail links. Accommodation comprises; contemporary kitchen/breakfast room, lounge, WC, dining room, bedroom one with en-suite shower room, and second further double bedroom to ground floor. First floor with two double bedrooms and family bathroom. Externally the property offers driveway parking leading to single garage and a sizeable landscaped rear garden. Being sold with no ongoing chain. EPC Rating; 'E'.

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 22.3 miles
- M4 (J35) 0.7 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC glazed door with side panel adjacent into entrance hallway featuring ceramic tiled floor leading onto carpeted flooring with staircase to first floor landing and built-in understairs cupboard with house alarm.

The lounge is a generous size reception room with uPVC bow window to the front elevation, maple strip flooring and a wall mounted feature fire surround.

The kitchen/breakfast room has been comprehensively fitted with a range of shaker-style wall and base units with roll-top laminate work surfaces. Integral appliances to remain include; 'Hotpoint' double oven, 4-ring electric hob with extractor fan above, and freestanding fridge and freezer. Space is available for a washing machine. Further features include; tiled splashback, uPVC window to the side elevation, ceramic wood-effect flooring and a 'Worcester' combi boiler is housed within one cupboard.

A 2-piece WC comprises; low level dual flush WC and wall mounted sink. Further features include; tiled splashback, uPVC obscured glazed window to the side elevation and vinyl flooring.

The dining room is an additional versatile reception room featuring uPVC French doors leading to the rear garden and exposed floorboards.

Bedroom One is a double bedroom featuring a uPVC window to the rear elevation, carpeted flooring and a courtesy door leads into en-suite shower room comprising; wall mounted sink and low level WC inset within vanity unit, walk-in shower cubicle with rainfall shower over. Further features include; uPVC window to the side elevation and ceramic wall and floor tiles.

Bedroom Two is a further double bedroom - which could be utilised as an additional reception room - featuring a uPVC window to the rear elevation and exposed floorboards.

FIRST FLOOR

The first floor landing features a uPVC obscured glazed window to the side elevation. Doors lead off into bedroom three featuring uPVC window to the rear elevation and eaves storage cupboard.

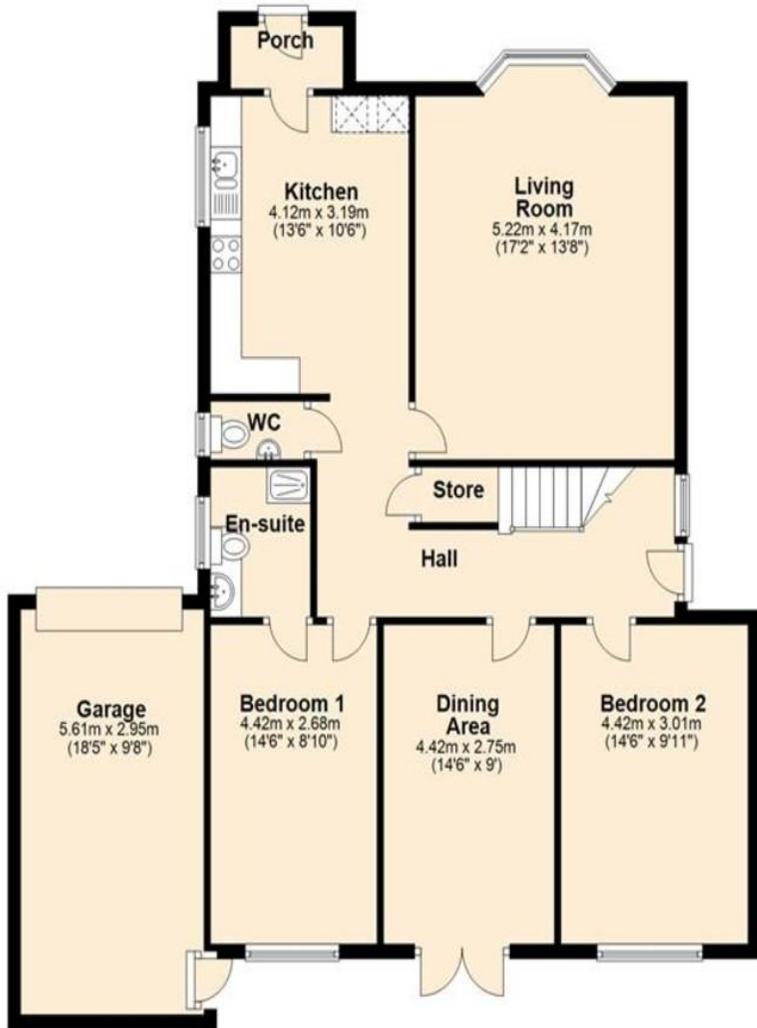
The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, pedestal sink and low level WC. Further features include; uPVC obscured glazed window to the side elevation and access to eaves cupboard.

Bedroom Four features a uPVC window to the front elevation, access to eaves cupboards - this bedroom has been sub-divided to create a kitchenette area with velux window, base units and a one and a half bowl ceramic sink.



Ground Floor

Main area: approx. 95.5 sq. metres (1028.3 sq. feet)
Plus garages, approx. 16.5 sq. metres (178.1 sq. feet)



Main area: Approx. 143.1 sq. metres (1540.5 sq. feet)
Plus garages, approx. 16.5 sq. metres (178.1 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

4 Manor Road, Coychurch

First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



GARDENS AND GROUNDS

No.4 is approached off Manor Drive onto a private driveway leading to a detached single garage with electric roller shutter door and courtesy uPVC door leading out to the rear garden.

To the front of the property is a forecourt low maintenance garden featuring gravelled areas and paved pathway leading to the side access and rear garden.

To the rear of the property lies a generous garden which has been landscaped featuring sizeable patio areas and lawned section with a variety of raised flower/vegetable beds. Further features include; a greenhouse and timber garden shed to remain.

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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