



2 Park View
Coychurch, Bridgend, CF35 5HS



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£350,000 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this fully renovated to a high standard throughout 3-bedroom link-detached property. This property has recently gone under a fully renovation including all new windows throughout, new radiators and the outside of the property has been rendered and painted.

Situated in a quiet location in Coychurch overlooking the playing fields. Coychurch is a small village situated just a short drive from Bridgend Town Centre and conveniently situated close to Junction 35 of the M4. Accommodation comprises; porch, entrance hallway, lounge, kitchen/dining room and shower room. First floor landing, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway, single garage and rear enclosed south facing garden. Being sold with no ongoing chain. EPC Rating; 'C'

Directions

- Bridgend Town Centre 2.4 miles
 - Cardiff City Centre 18.4miles
 - M4 (J35) 2.1 miles
-

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door leading into the entrance porch with mosaic tiled flooring and a fully glazed courtesy door provides access into the entrance hallway with solid wood flooring and a carpeted staircase leading up to the first-floor landing. The entrance hallway also features an under-stairs storage cupboard. The main living room is a spacious reception room with windows to the front and rear and has been laid with oak tiled flooring. The kitchen/dining room has been comprehensively fitted with a range of shaker style wall and base units and complementary oak effect laminate work surfaces with space for high stools. All new integral appliances to remain; oven, grill, dishwasher, washer/dryer, fridge, and freezer. The kitchen area further benefits from ceramic tiled flooring, internal door providing access into the garage and a fully glazed door leading out onto the rear garden. The ground-floor shower room has been fitted with a 3-piece suite contemporary suite comprising, low level WC with dual flush, circular hand wash basin and a separate walk-in shower. Further benefiting from fully tiled walls and flooring.

FIRST FLOOR

The first-floor landing offers carpeted flooring, windows to the side and provides access to the loft hatch. Bedroom One is a generous double bedroom situated to the front of the property and offers carpeted flooring and windows to the front of the property with views over the playing fields. Bedroom Two is a further good size double bedroom situated at the rear of the property with carpeted flooring, windows to the rear and inbuilt wardrobes. Bedroom Three is a single room with carpeted flooring, built-in wardrobes, and windows to the front. The family bathroom has been fitted with a brand new 3-piece suite comprising; a panelled bath with over-head shower, WC and sink set within vanity unit. Further features include partially tiled walls, tiled flooring, spotlighting, ladder radiator and windows to the rear. The bathroom also offers an internal storage cupboard housing the gas combi boiler.

GARDENS AND GROUNDS

No. 2 is accessed into the quiet cul-de-sac of Park View, sitting in a desirable spot this property over looks Coychurch playing fields to the front. To the front of the property benefits from a private driveway leading to the single garage. To the rear of the property lies a fully enclosed south facing garden. This well-presented garden offers an outdoor patio area, raised decked area with bespoke seating whilst the rest is laid to lawn. Access is provided down the side to the front of the property.

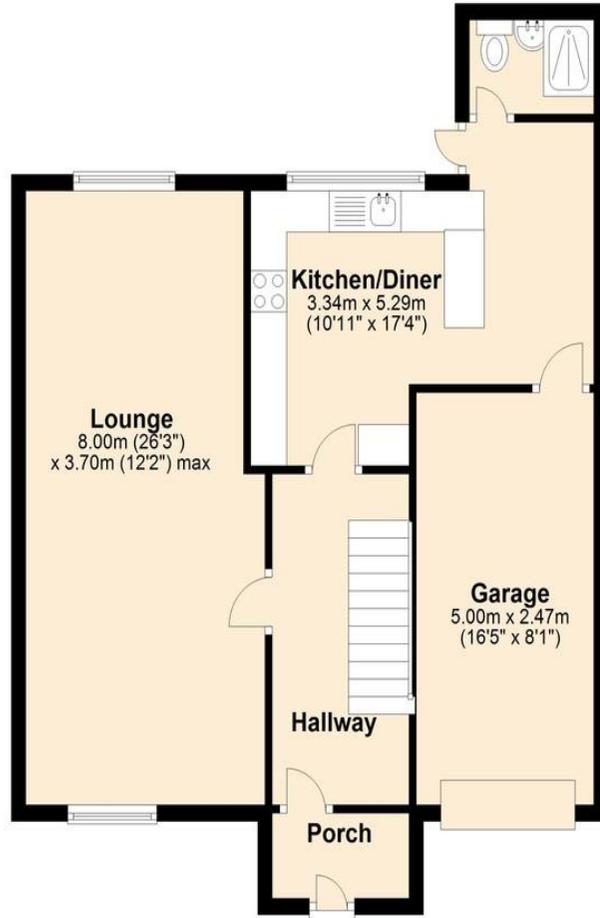
SERVICES AND TENURE

All mains' services connected. Freehold.



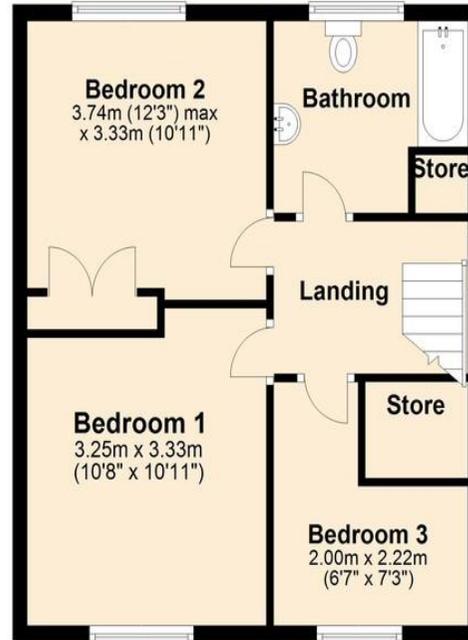
Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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