



## 22 Bryn Road, Coychurch

£235,000 Freehold

Three Bedroom Semi Detached In A Sought After Location • Through Lounge Diner • Kitchen • Upstairs Bathroom With Separate WC • Driveway To Garage • Gardens To Front & Rear • In Need Of Upgrading And Refurbishment  
• OFFERED WITH NO ONGOING CHAIN

**DanielMatthew**  
ESTATE AGENTS





Three bed semi in Coychurch village, no chain. Lounge, dining room, kitchen, bathroom, separate WC. Off-road parking, garage, front and rear gardens. Needs refurbishment. Close to M4 and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- Three Bedroom Semi Detached In A Sought After Location
- Through Lounge Diner
- Kitchen
- Upstairs Bathroom With Separate WC
- Driveway To Garage
- Gardens To Front & Rear
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### Entrance Hallway

Enter via UPVC front door into hallway. Carpeted staircase off to first floor. Radiator. Doors to first floor rooms.

### Lounge

14' 11" x 12' 0" (4.54m x 3.67m)

Situated to the front of the property with UPVC double glazed window with blinds. Fitted carpets. Mantle and gas fire and back boiler. Archway through into the dining room.

### Dining Room

9' 7" x 9' 5" (2.93m x 2.87m)

UPVC double glazed window over looking the rear garden, with blinds and radiator under. Fitted carpets. Door leading to the kitchen



### Kitchen

9' 5" x 8' 9" (2.86m x 2.67m)

To the rear of the property with UPVC double glazed window over looking the garden. Door to garden. Wall and base units with work surfaces and tiling to splash back areas. Sink with drainers and taps. Ceramic tiled floor. Understairs storage cupboard.

### Landing

Staircase to landing with UPVC double glazed window to side elevation. Access to the loft.

### Bedroom One

13' 5" x 11' 8" (4.09m x 3.56m)

Situated to the rear with a UPVC double glazed window



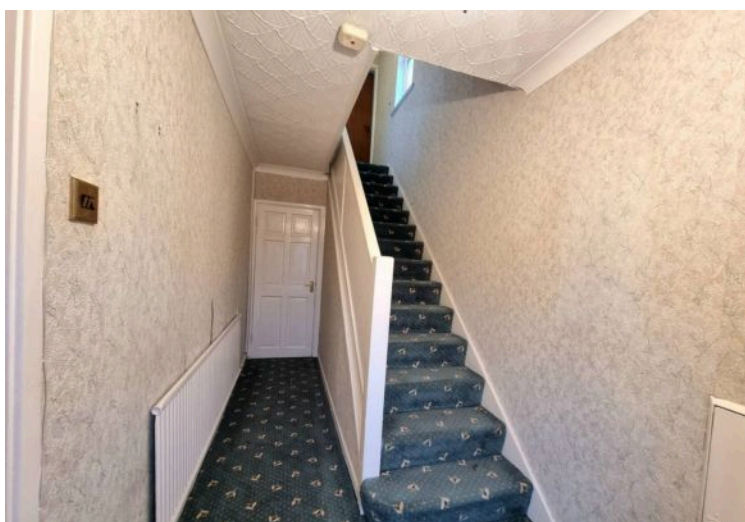


## GARDEN

The rear garden is fully enclosed mainly laid to lawn with access via the side to the front garden.

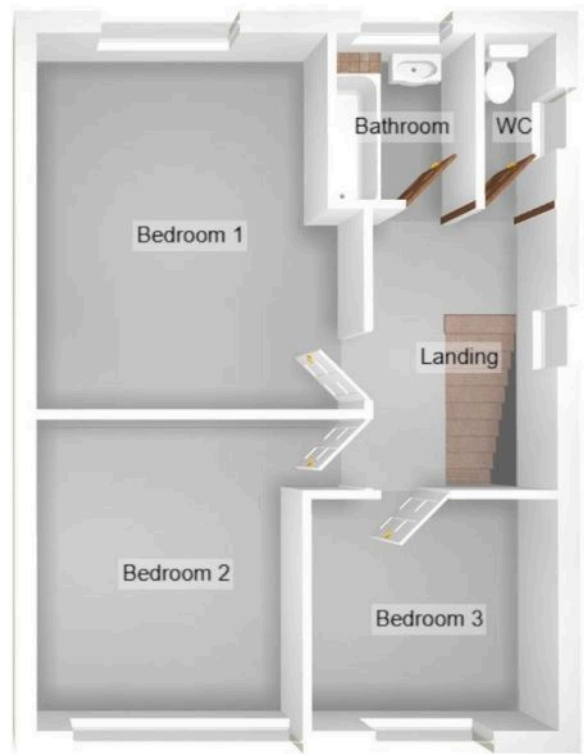








GROUND FLOOR



FIRST FLOOR

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