



offers over **£250,000**  
freehold

## Glenwood Close, Coychurch CF35 5ET

- EPC Rating: C
- Three Bedroom
- Semi Detached
- Sought After Location
- Garage







## About The Property

A three bedroom semi detached property offered for sale in the sought after area of Coychurch. The property is within close proximity to the M4, schools and local amenities.

## Accommodation

### Entrance

Entered via uPVC double glazed front door. Access to lounge area.

### Lounge

14' max x 14' 11" max ( 4.27m max x 4.55m max )  
Fitted carpet. uPVC double glazed window. Opening to dining room.

### Dining Room

6' 9" x 7' 4" ( 2.06m x 2.24m )  
Fitted carpet. uPVC double glazed door with side panel leading to garden. Access to kitchen.

### Kitchen

7' 4" x 10' 1" ( 2.24m x 3.07m )  
Fitted with a matching range of wall and base units with worktop space. Inset stainless steel sink with mixer tap. Space for fridge/freezer, washing machine and cooker. Two uPVC double glazed windows.

### Landing



Access to all bedrooms and bathroom. uPVC double glazed window.

**Bedroom**

10' 6" x 11' 3" ( 3.20m x 3.43m )  
Fitted carpet. uPVC double glazed window.

**Bedroom**

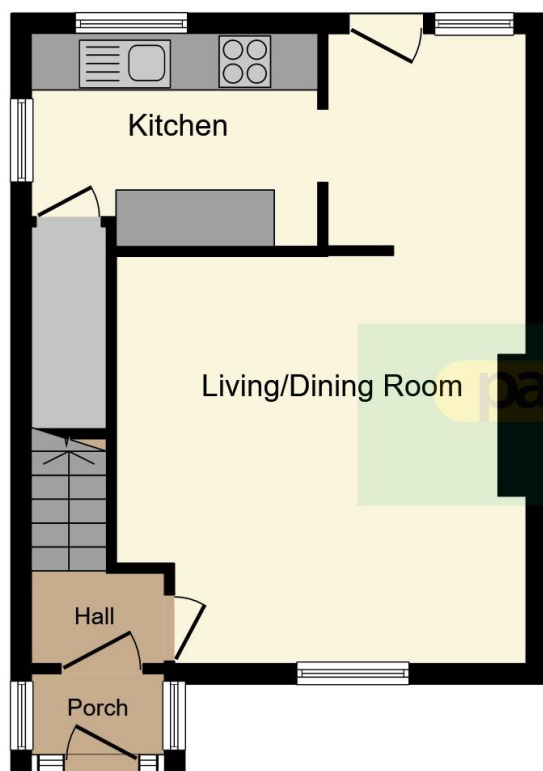
10' 2" x 10' 6" ( 3.10m x 3.20m )  
Fitted carpet. uPVC double glazed window.

**Bedroom**

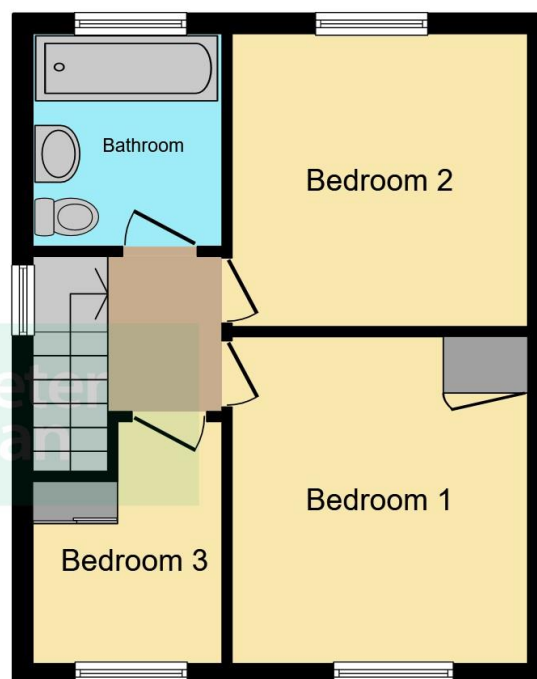
6' 5" x 8' 4" ( 1.96m x 2.54m )  
Fitted carpet. uPVC double glazed window.

**Bathroom**

Fitted with a three piece suite comprising of wash hand basin, wc and bath with shower over. Tiled splashback. uPVC double glazed window.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.