
23, Brynffrwd Close
Coychurch, Bridgend, CF35 5EP
Watts
&Morgan



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£420,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This spacious four-bedroom detached bungalow occupies a generous corner plot in a highly sought-after location within the village of Coychurch. The property is being sold with no onward chain and is ideally positioned just a short walk from local village amenities, while also providing excellent access to transport links via Junction 35 of the M4 and Bridgend Town Centre. The property offers flexible and well-proportioned accommodation suitable for wheelchair access, comprising an entrance hall, lounge, kitchen/breakfast room, dining room, conservatory, shower room, utility room, WC and two ground-floor double bedrooms. To the first floor, there are two further double bedrooms and an additional shower room. Externally, the property benefits from a private driveway providing off-road parking for numerous vehicles, a single garage and a wraparound landscaped garden offering a variety of outdoor spaces. Chain free.

Directions

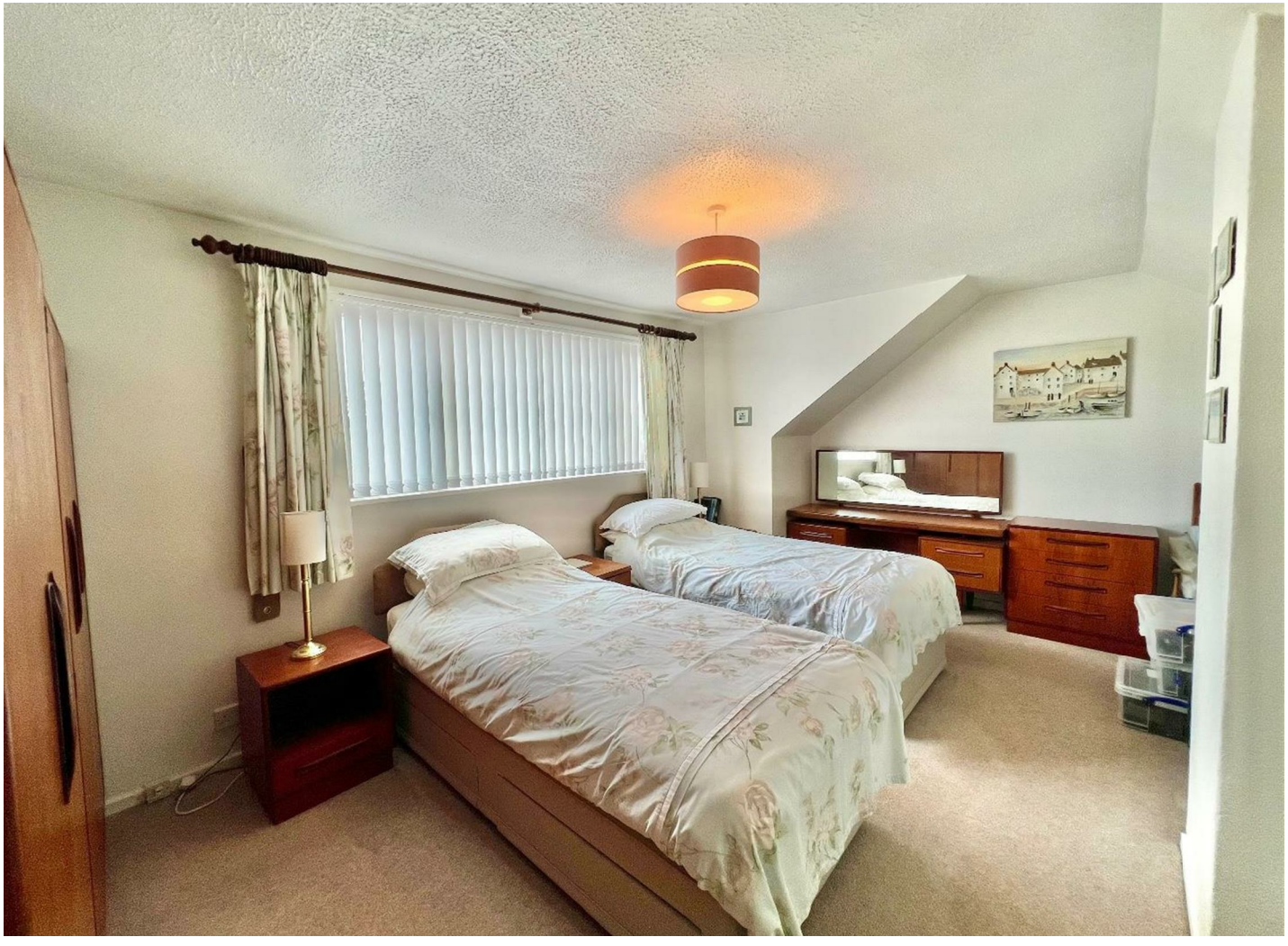
* Bridgend Town Centre - 2.4 Miles * Cardiff City Centre - 18.4 Miles * J35 of the M4 Motorway -2.1 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a double glazed composite front door, the property opens into a welcoming entrance hallway with carpeted flooring, a staircase rising to the first floor and doors leading off to the ground-floor accommodation. Bedroom one is a spacious ground-floor double bedroom with carpeted flooring and a bay front-facing window. Bedroom two is a second generous ground-floor double bedroom with carpeted flooring and a side-facing window. The main living room is accessed through a glazed door, the living room is a well-proportioned reception space. The living room features carpeted flooring, a window to the front and a bay window to the side aspect and a gas fireplace creating a focal point. The kitchen/breakfast room is accessed through a glazed door. The kitchen has been fitted with a range of coordinating solid wood wall and base units with complementary work surfaces, tiled splashbacks and carpeted flooring. Dual aspect windows provide excellent natural light, and a uPVC door opens out to the side driveway. There is ample space for a breakfast table, a built-in storage cupboard and integrated appliances including a 4-ring gas hob with extractor fan over, 'Neff' double oven with integrated grill, dishwasher, washing machine and under-counter fridge and freezer. The dining room is a versatile reception space with carpeted flooring and a door opening into the conservatory. The conservatory is a superb addition, offering tiled flooring, windows overlooking the rear garden and double doors leading outside. From here, a door opens into a utility/ office area, fitted with work surfaces and base units along with a rear-facing window. An internal door provides access into the garage. The ground-floor shower room is fitted with a two-piece suite comprising an extra-large bespoke 'Matki 'shower enclosure and wash-hand basin with storage unit, with tiled walls, tiled flooring and a rear-facing window and a heated towel rail. A separate WC features tiled flooring, tiled walls and a rear-facing window.

The first-floor landing offers carpeted flooring, a window to the rear and a generous built-in storage cupboard and doors leading to Bedrooms three and four. Bedroom three is a spacious double bedroom with two sets of front-facing windows, eaves storage and carpeted flooring. Bedroom Four is another double bedroom with carpeted flooring, eaves storage and a front-facing window. The first-floor shower room is fitted with a three-piece suite comprising a corner shower cubicle, WC and wash-hand basin with mirrored cupboard over, with tiled walls, tiled flooring and a rear-facing window.

GARDENS AND GROUNDS

Approached off Brynffrwd Close, No. 23 occupies a generous corner position with wraparound grounds. To the front, a spacious block paved driveway and an adjacent parking space provides off-road parking for numerous vehicles. The garage benefits from a remote controlled, powered, roller shutter door. A large patio area wraps around the property, offering an ideal setting for outdoor furniture and enjoying the surrounding gardens. The space is beautifully enhanced by an abundance of colourful shrubs and flowers. To the rear, the property features an enclosed garden laid with patio and mature shrubbery, with a side gate providing convenient access back around to the front.

ADDITIONAL INFORMATION

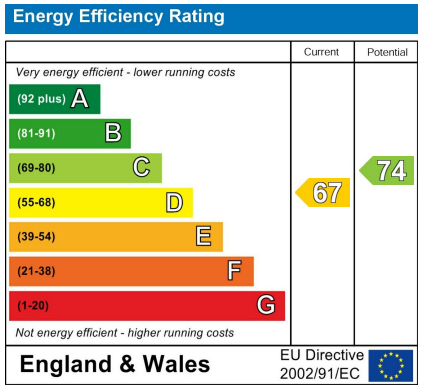
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'E'.

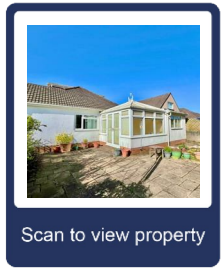


Total area: approx. 158.7 sq. metres (1708.4 sq. feet)









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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