



4, Park View  
Bridgend, CF35 5HS

Watts  
& Morgan



# 4, Park View

Coychurch, Bridgend CF35 5HS

**£575,000 Freehold**

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

\*\* PRICE GUIDE \*\* £575,000 - £595,000\*\*

A tastefully renovated 4-bedroom modern property situated in a delightful location in the much-respected village of Coychurch. Previously a 5-bedroom property, this outstanding family home has been wonderfully renovated to an exceptional standard with a generous landscaped garden and an open plan living space to the rear. Situated within walking distance of local pubs, schools, shops, and great access via Bridgend town centre and J35 of the M4 motorway. Accommodation briefly comprises; Entrance Hall, lounge, open plan kitchen/dining / sitting room, shower room and utility. First floor Master suite with dressing room and en-suite shower room, three further double bedrooms with fitted wardrobes and a 4-piece family bathroom. Externally the property benefits from a large plot with a driveway offering off-road parking for multiple vehicles, double garage, and a generous landscaped garden. EPC D.

## 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

### GROUND FLOOR

Entered via a composite front door into the welcoming hallway with two sets of floor to ceiling windows and porcelain tiled flooring. A carpeted staircase with glass balustrade leads up to the first-floor landing. To the rear of the property is the wonderfully open plan kitchen / dining room wrapping around to a sitting area. There are three sets of patio doors opening out to the garden, porcelain tiled flooring and recessed spot lighting throughout. The sitting area offers a bespoke media wall fitted with spot lighting and an electric live flame fire. There are windows to the front and plenty of space for lounge furniture and a generous dining table perfect for entertaining. The kitchen has been comprehensively fitted with a range of co-ordinating shaker style wall and base units with complementary quartz work surfaces over and under cupboard lighting. There is a separate island with continuation of the quartz work surfaces, further storage, wine cooler and space for seating. Integral appliances to remain include 2 "Neff" eyelevel oven / grills, 5-ring "Neff" induction hob with extractor hood, dishwasher, and full-length fridge. The utility has been fitted with co-ordinating wall and base units with quartz work surfaces over a fully glazed door to the side and integral access into the garage. The downstairs shower room offers a window to the rear and has been fitted with a 3-piece suite comprising of a shower enclosure with marble tiles, a dual flush WC, wash hand basin within unit and a chrome radiator. To the front of the property is the main living room, which is a great sized reception room with fitted carpets, windows to the front and a central feature fireplace. The fireplace has been fitted with an electric live flame fire with a marble hearth and surround.

### FIRST FLOOR

The first-floor landing offers fitted carpets and access to the loft hatch with ladder attached. The airing cupboard has been fitted with shelving and a radiator. The main bedroom is a superb sized suite with fitted carpets, windows to the front with views over the playing fields. There is a great sized dressing room previously a 5th bedroom with wall to wall fitted high gloss wardrobes, spotlights, and a further window to the front. The en-suite shower room has been fitted with a contemporary suite comprising of a double shower enclosure, Jack and Jill wash hand basins with a floating unit and a WC. The en-suite features marble tiled walls, tiled flooring, spot lighting and a window to the side. To the first floor there are three further generous double bedrooms all featuring fitted wardrobes and carpeted flooring. The family bathroom has been fitted with a 4-piece suite comprising of a freestanding double ended bathtub, corner shower enclosure, WC, and wash hand basin within unit. There is porcelain tiles spot lighting, chrome towel radiator and an obscure window to the rear.

### GARDENS AND GROUNDS

Approached off Park View in the village of Coychurch, No.4 is situated just a stone throw away from local playing fields. Accessed via a shared driveway with right of access to a private tarmac driveway with parking for multiple vehicles. The double garage has fully power and plumbing connected with worksurface space doubling as a second utility area and houses the gas boiler. The garage has been fitted with a bespoke electric remote and Bluetooth controlled door, there is an internal door into the utility. The property sits on a substantially large plot with a generous landscaped garden enclosed via timber fencing. The garden is predominately laid to lawn with large sections laid with patio and stone chippings and an array of colourful shrubs. The garden wraps around the side of the property with a gate leading out to the front driveway.

### ADDITIONAL INFORMATION

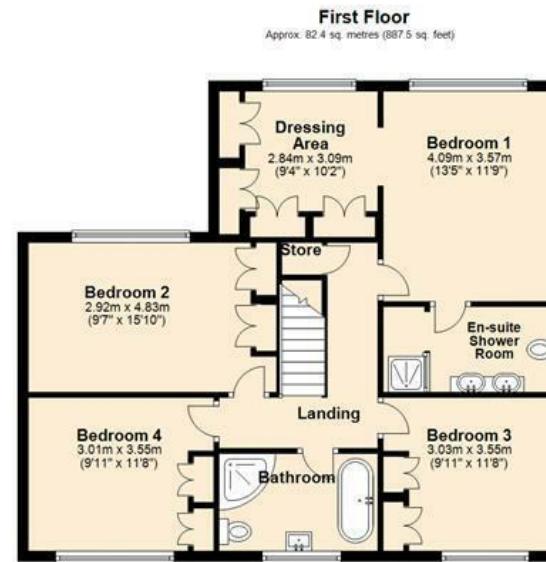
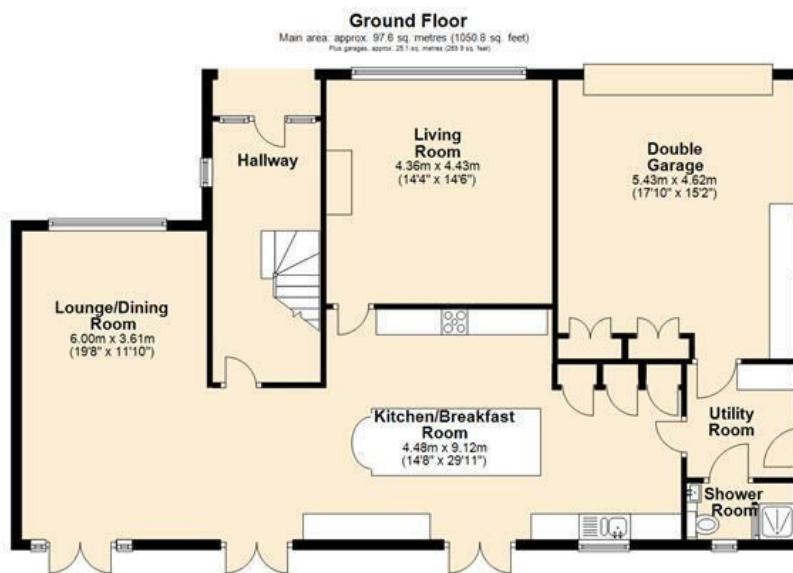
Freehold.

All mains serviced connected.

EPC Rating "D"

Council Tax band "G"





Main area: Approx. 180.1 sq. metres (1938.3 sq. feet)

Plus garages: approx. 25.1 sq. metres (269.9 sq. feet)

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



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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