



48, Glenwood Close
Bridgend, CF35 5EU

Watts
& Morgan



48, Glenwood Close

Coychurch, Bridgend CF35 5EU

£270,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious four-bedroom semi-detached property situated in a popular location within the village of Coychurch, offered to the market with no ongoing chain. The home provides flexible and versatile living accommodation and is ideally positioned just a short walk from local village amenities, while also offering excellent access to transport links including Junction 35 of the M4 and Bridgend Town Centre.

The accommodation comprises an entrance hall, a comfortable lounge, a separate dining room, a sitting room, a conservatory and a well-proportioned kitchen, along with a utility room and ground-floor WC.

To the first floor, Bedroom One benefits from its own en-suite shower room, accompanied by three further bedrooms and a family bathroom. Externally, the property offers a private driveway, a single garage and an enclosed rear garden. Chain free.

Directions

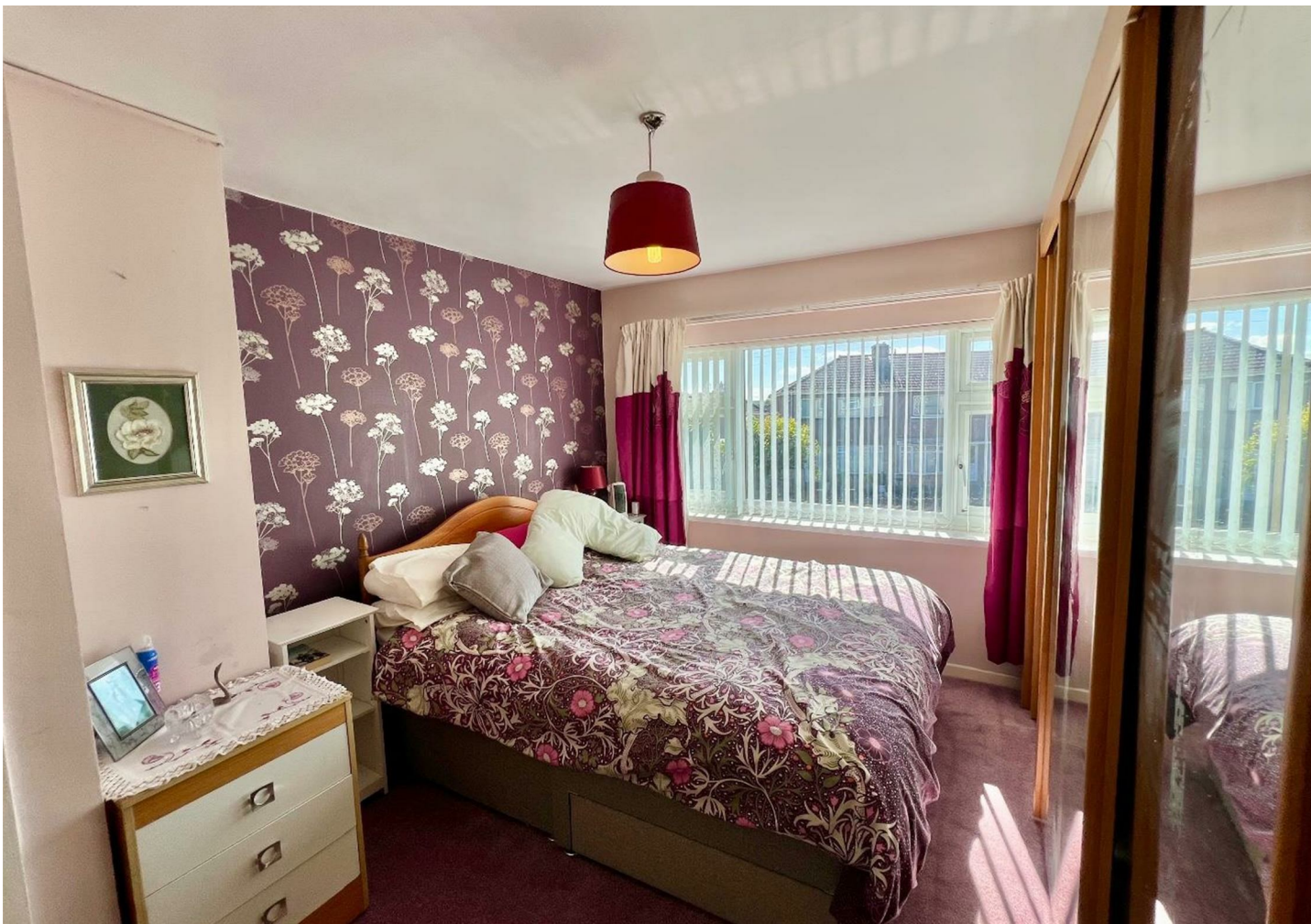
* Bridgend Town Centre - 2.4 Miles * Cardiff City Centre - 18.4 Miles * J35 of the M4 Motorway -2.1 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC door, the property opens into an entrance hall with carpeted flooring and a staircase rising to the first floor. The living room, positioned at the front of the property, features a central feature fireplace, a large front-facing window and carpeted flooring, with access leading through to the dining room. The dining room opens into a further seating area, offering ample space for both lounge and dining furniture. From here, a doorway leads into the kitchen. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled flooring and tiled splashbacks. A rear-facing window provides natural light. Integrated appliances include a 4-ring gas hob with oven, grill and extractor hood, an under-counter fridge and a dishwasher. The utility room provides additional work surfaces along with space and plumbing for appliances. It features tiled flooring, access to a ground-floor WC, a window and a PVC door opening out to the rear garden. There is also internal access to the garage. The conservatory is a superb addition, offering flexible living space with tiled flooring, garden-facing windows and double doors opening out to the rear garden—ideal for indoor-outdoor living.

The first-floor landing includes carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom with carpeted flooring, front-facing windows and access to an en-suite shower room. The en-suite includes a shower enclosure, WC and wash-hand basin, with tiled walls, vinyl flooring and a rear-facing window. Bedroom Two is a second double bedroom with carpeted flooring, a built-in storage cupboard and a front-facing window. Bedroom Three is another double bedroom with carpeted flooring and a rear-facing window. Bedroom Four includes carpeted flooring and a front-facing window. The family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash-hand basin. It features tiled walls, laminate flooring and a rear-facing window.

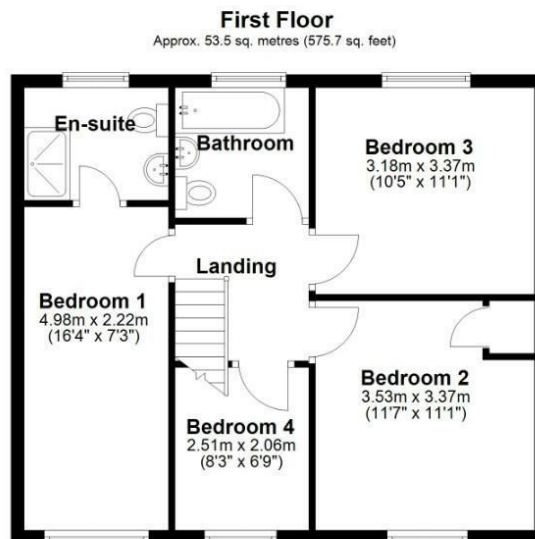
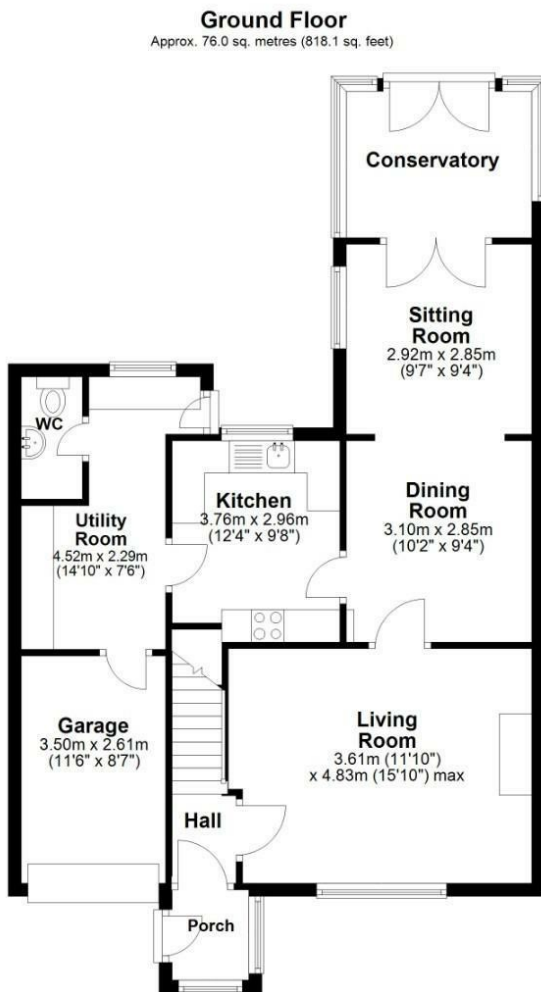
GARDENS AND GROUNDS

Approached off Glenwood Close, No.748 benefits from a driveway to the front providing off-road parking in front of the garage. The garage features an electric door and a full power supply, with access available around to the rear garden. To the rear is an enclosed garden featuring a patio area with a pergola and a decked seating area, creating an ideal space for outdoor furniture and relaxation, the remainder is laid to lawn.

ADDITIONAL INFORMATION

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

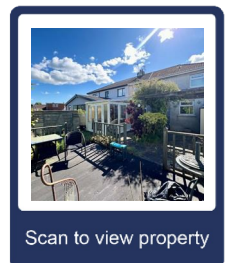




Total area: approx. 129.5 sq. metres (1393.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	71
England & Wales		
EU Directive 2002/91/EC		



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**