



13, Grange Crescent
Bridgend, CF35 5HP

Watts
& Morgan



13, Grange Crescent

Coychurch, Bridgend CF35 5HP

£449,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful four bedroom detached family home, ideally located in the sought-after village of Coychurch. Positioned within walking distance of local amenities and offering excellent transport links via Junction 35 of the M4 and Bridgend Town Centre, this property combines convenience with community living.

Accommodation comprises; Ground Floor: Entrance hall, WC, living room, large kitchen/diner, utility room and integral garage. First Floor: Four great sized bedrooms and a family bathroom.

Externally the property benefits from a large private driveway and a generous enclosed rear garden, providing both practicality and outdoor space.

Directions

* Bridgend Town Centre - 2.7 Miles * Cardiff City Centre - 19 Miles * J35 of the M4 - 2.1 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door into the welcoming entrance hallway offering ceramic tiled flooring, and a carpeted staircase to the first floor Landing. A 2-piece WC serves the ground floor.

From the entrance hallway is the dual aspect living room is a light and airy reception room offering laminate flooring and uPVC windows to the front and rear elevations, as well as benefitting from a double stable style sliding door with access to the kitchen.

The open plan kitchen/dining room has been fitted with a range of high gloss wall and base units with granite work surfaces and a contemporary co-ordinating island with space for high stools. Integral appliances to remain include; oven and grill as well as a built in microwave, a 5-ring gas hob with extractor fan over, a built-in coffee machine and space for a fridge/freezer and an integral dishwasher. The dining area has ample space for dining room furniture and large uPVC sliding doors provide access onto the garden.

The utility room offers continuation of ceramic tiled flooring, co-ordinating wall and base units with additional work surfaces, a heated towel rail, a uPVC door provides access to the rear garden and another provides access into the integral double garage.

The first floor landing offers carpeted flooring and a loft hatch providing access to the loft space.

Bedroom One is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and a cupboard for storage. Leading into a contemporary 3-piece en-suite shower room offering walk-in shower cubicle, wash-hand basin and WC. Further features include tiled flooring, with an obscured uPVC window to the front elevation and a heated towel rail.

Bedroom Two is a further generous sized double bedroom offering carpeted flooring, recessed spotlights and a uPVC window to the front elevation.

Bedroom Three is a good sized double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

Bedroom Four is another double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted wardrobe.

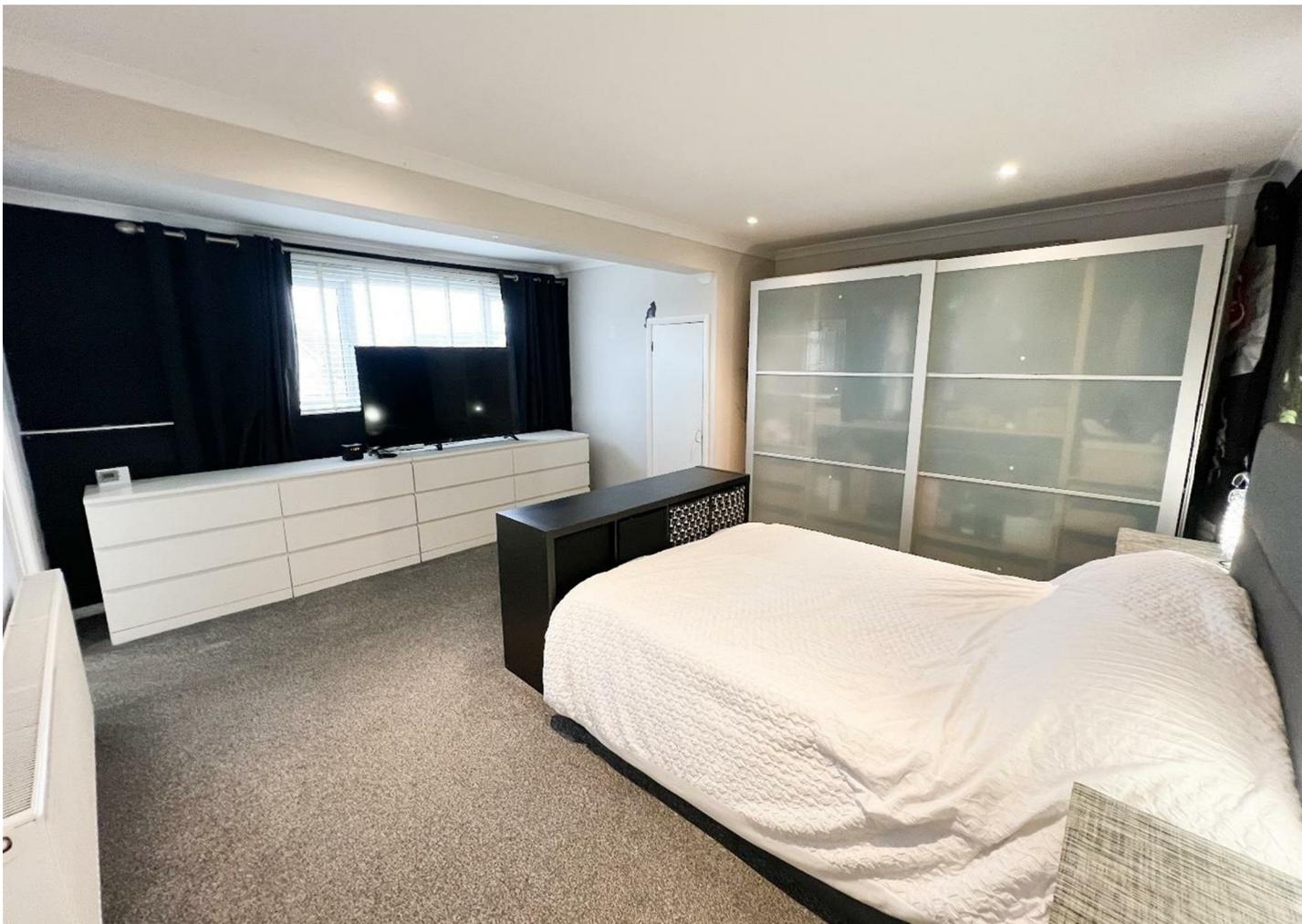
The fully tiled family bathroom has been fitted with a 4-piece suite comprising; panelled bath, corner shower cubicle, two wash-hand basins set within a vanity unit and WC. Further features include, tiled flooring, recessed spotlights and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

Approached off Grange Crescent, No.13 benefits from a large driveway to the front with off-road parking for multiple vehicles as well as a double garage. To the rear is a generous enclosed garden with patio area ideal for outdoor furniture as well as decking and gravelled areas. The remainder is laid with grass with an abundance of shrubs and fenced borders. There is an outdoor storage shed and side access around to the front.

ADDITIONAL INFORMATION

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

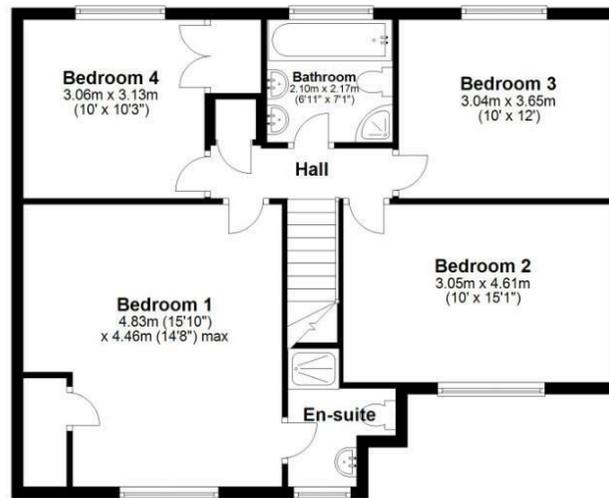




Ground Floor
Approx. 83.4 sq. metres (897.4 sq. feet)

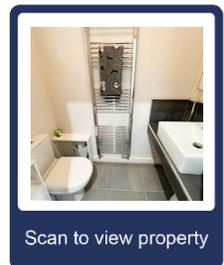


First Floor
Approx. 73.6 sq. metres (792.5 sq. feet)



Total area: approx. 157.0 sq. metres (1689.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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