



22, Glenwood Close
Bridgend, CF35 5ET

Watts
& Morgan

22 Glenwood Close

Coychurch, Bridgend CF35 5ET

£349,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offering to the market a rare opportunity to purchase this modernised extended 4 bedroom semi-detached property situated in the sought after village of Coychurch. Within close proximity to Junction 35 of the M4, Bridgend Town Centre, local amenities, shops and schools. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/living space and WC/utility. First floor, 3 double bedrooms, 1 single and a family bathroom. Externally enjoying a private driveway, half-size garage and landscaped rear garden. EPC Rating; 'TBC'

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a composite front door leading into the entrance hallway with tiled flooring and a carpeted staircase leads up to the first floor landing. The main living room is a cosy reception room with windows to the front, a central feature fireplace with a slate hearth, tiled flooring and double doors open out into the open-plan kitchen/dining/living space to the rear. To the rear is the heart of the property an open-plan family room offering ceramic tiled flooring throughout, extended conservatory with a raised ceiling and patio doors opening out onto the rear garden. Ample space for freestanding dining/living furniture. The Kitchen has been recently fitted a 'Howdens' contemporary kitchen fitted with a range of high gloss wall and base units and complementary work surfaces. Integral appliances to remain include; 'Zanussi' double oven and grill, 4-ring gas hob and extractor fan, slim-line wine cooler, dishwasher and fridge/freezer. The kitchen also features under cupboard lighting and spotlighting throughout with extension of work surfaces with space for high stools. The kitchen also leads into a large walk-in pantry cupboard. A doorway provides access into an inner hallway with a large internal storage cupboard and the ground floor WC/utility where plumbing is provided for appliances. The WC/utility has been fitted with a 2-piece white suite comprising of a wash hand basin and WC. Access leads into the half-size garage.

FIRST FLOOR

The first floor landing offers carpeted flooring and provides access to the loft hatch. Bedroom One is a spacious double bedroom with carpeted flooring and windows to the rear. Bedroom Two is a further double bedroom with carpeted flooring, windows to the front and built-in storage housing the gas boiler. Bedroom Three is a further double bedroom with windows to the front. Bedroom Four is a comfortable single bedroom with carpeted flooring and windows to the front. The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower with tiled surround, low-level WC and Jack and Jill wash hand basins set within a vanity unit. Also features spotlighting, vinyl flooring and two sets of windows to the rear. The family bathroom has potential to be separated into a en-suite for Bedroom Three.

GARDENS AND GROUNDS

No. 22 is accessed off Glenwood Close with a spacious private tarmac driveway with brick edges and steps to the front door. The driveway provides off road parking for multiple vehicles. To the rear is a fully enclosed landscaped garden offering an artificial grass section whilst the rest is laid with patio slabs and decking, ideal for outdoor entertaining and furniture.

SERVICES AND TENURE

All mains services connected. Freehold.

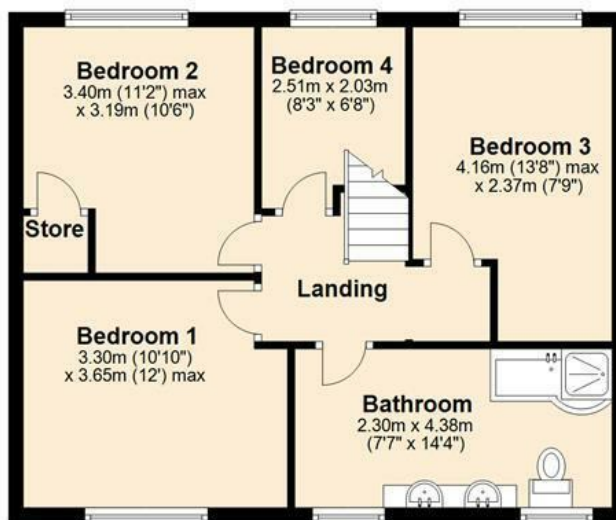
Ground Floor

Approx. 73.3 sq. metres (789.5 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)

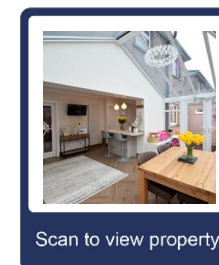


Total area: approx. 126.6 sq. metres (1363.1 sq. feet)

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

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.

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		
England & Wales	EU Directive 2002/91/EC	



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