



Coychurch Road
Bridgend, CF31 2AP

Watts
& Morgan

Coychurch Road

Bridgend CF31 2AP

£325,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A rare opportunity to acquire this spacious 2/3 bedroom detached bungalow on a generous corner plot. Being sold for the first time with no onward chain. Nestled in a private location with just 2 other properties. 3 Green Court is conveniently located just a short walk from Bridgend Town Centre itself with local shops, amenities and transport links. Accommodation comprises; entrance hall, lounge, sitting room, conservatory, kitchen/dining room, shower room, bathroom and 2 double bedrooms. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a generous wraparound lawned garden. Chain free. EPC Rating; 'C'

Directions

* Bridgend town centre - 0.7 Miles * Cardiff - 22.0 Miles *
J36 of the M4 -3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with Karndean flooring and all doors lead off. The living room is a great sized reception room with windows over-looking the front, carpeted flooring and double doors opening into a conservatory. The conservatory has tiled flooring, windows over-looking the side garden and a fully glazed door opening out to the side. The dining room is a great sized second reception room with carpeted flooring and windows to the rear. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With laminate flooring, brick tiled splash-back, a window to the rear and a partly glazed door opening out to the rear garden. There is ample space for freestanding dining furniture. Integrated appliances include; 4-ring gas hob with 'Neff' oven and grill, fridge/freezer and dishwasher. Space is provided for a washing machine. The kitchen/dining room provides access to the loft hatch with pull-down ladder attached.

The hallway has a built-in storage cupboard housing the gas combi boiler. Bedroom One is a double bedroom with carpeted flooring, built-in storage and windows to the front. The shower room is fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and a wash hand basin. With tiling to the walls, tiled flooring and an extractor fan fitted.

Bedroom Two is a second double bedroom with carpeted flooring, built-in storage and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a tiled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the side.

GARDENS AND GROUNDS

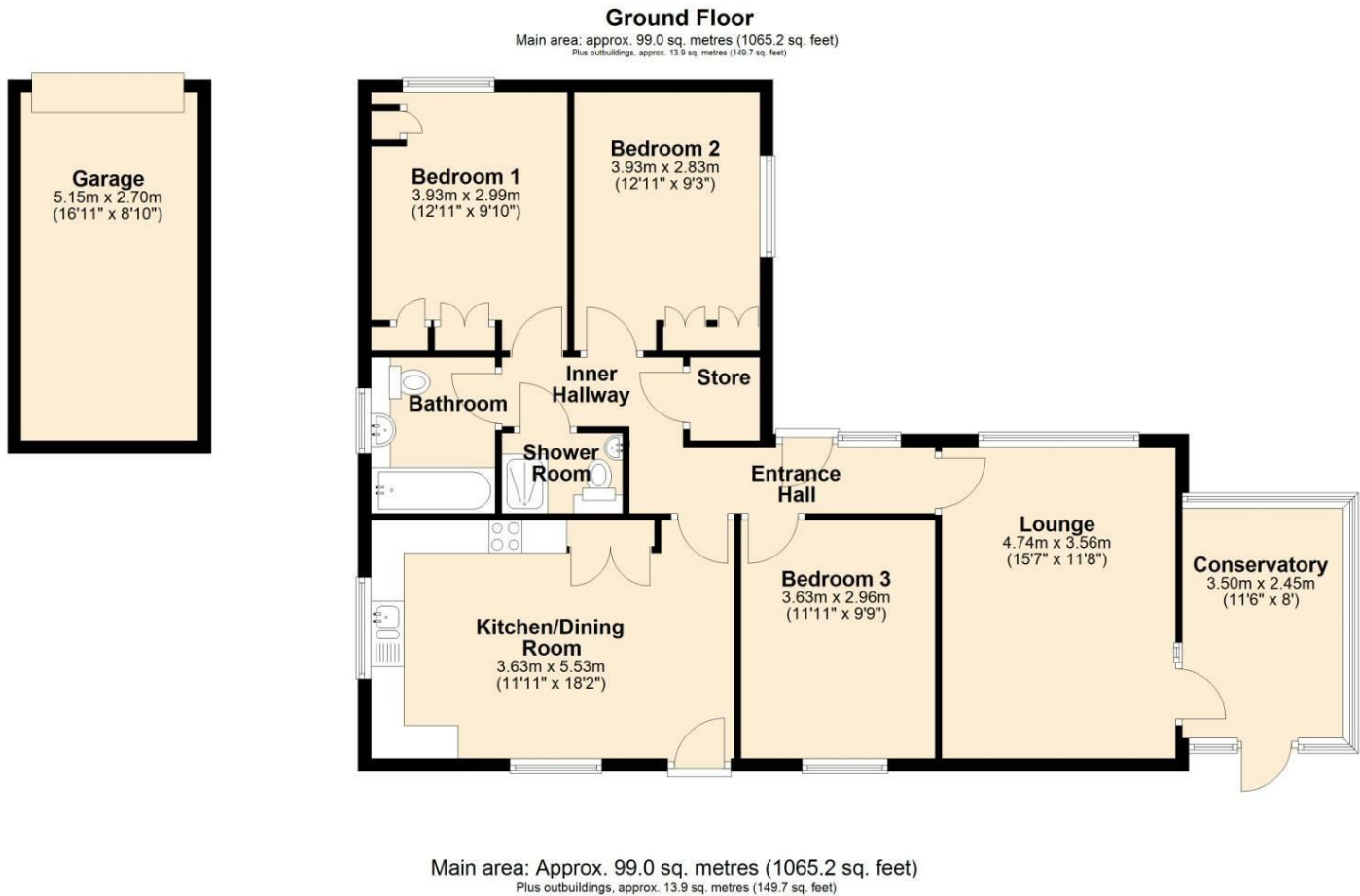
Approached off Coychurch Road, no. 3 Green Court benefits from a generous corner position with a spacious tarmac driveway with off-road parking for numerous vehicles. There is a single detached garage with manual up and over door and power supply. The plot consists of a wrap around lawned garden and a rear patio area. There is an outdoor timber shed. The property also benefits from ownership of the private road coming into Green Court.


ADDITIONAL INFORMATION

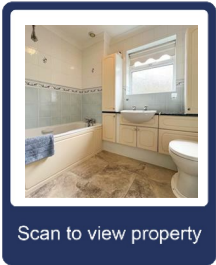
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.



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	71	85
(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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