

4-6 Dunraven Place, Bridgend. CF31 1JD

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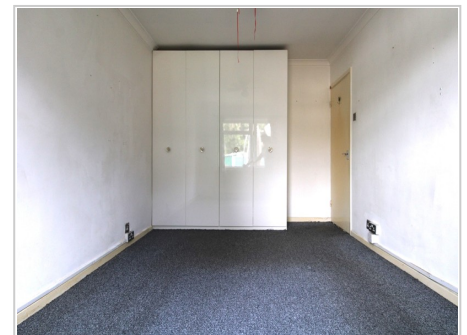
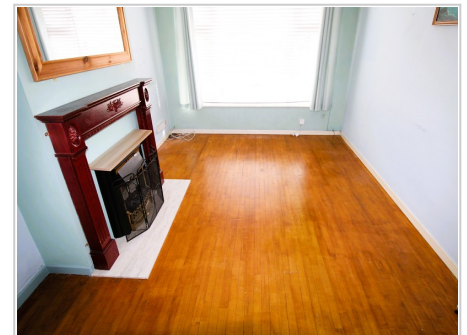
Email: bridgend@garethledwards.com Web: www.garethledwards.com

34 Glenwood Close
Coychurch
Bridgend
CF35 5EU

215,000



- *NO ONGOING CHAIN & VACANT POSSESSION*
- Traditional 2 Bedroom Semi-Detached Bungalow
- Located in the Popular Village of Coychurch
- uPVC Double Glazing
- Gas Central Heating
- Ample Parking & Detached Garage



Ref: PRA11999

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to present this traditional two-bedroom semi-detached bungalow with ample driveway parking and detached garage, located in the popular Village of Coychurch. The property benefits from uPVC double glazing and gas central heating and is offered for sale with No On Going Chain & Vacant Possession. Coychurch boasts a Village Primary School together with good access to junction 35 and 36 of the M4 motorway, retail parks and good access into Bridgend Town.

The property comprises: Entrance; Hallway; Lounge; Inner Hallway; Kitchen; Master Bedroom; Bedroom Two; Shower Room. Outside: Front concrete handstand offering additional parking; side driveway; detached garage; rear garden.

Accommodation

Entrance

Via uPVC double glazed front door located on the side.

Hallway

Skimmed and coved ceiling, laminate floor, single radiator and doors leading to:



Lounge (15' 2" x 10' 11") or (4.63m x 3.32m)

uPVC double glazed picture window to front, skimmed ceiling, original maple strip floor, radiator, skimmed and coved ceiling, feature fireplace with inset electric fire.

Inner Hallway

L-Shaped leading into inner hallway with access to the loft,



Kitchen (8' 11" x 9' 11") or (2.73m x 3.03m)

Fitted kitchen in a white and chrome theme which includes one and a half bowl single drainer stainless steel sink unit set in work surface, floor cupboards incorporating drawer units, space and plumbing for washing machine, range of wall cupboards. Work surfaces with inset gas hob and electric under oven. Breakfast bar, laminate floor, skimmed ceiling, uPVC double glazed window to rear, radiator.



Master Bedroom (14' 4" x 9' 4") or (4.38m x 2.84m)

Skimmed and coved ceiling, uPVC double glazed window, single radiator, fitted carpet, double fitted wardrobes.



Bedroom Two (8' 9" x 9' 4") or (2.66m x 2.84m)

uPVC double glazed window to front, coved ceiling, fitted carpet, radiator.



Shower Room (6' 5" x 5' 7") or (1.95m x 1.69m)

Corner shower cubicle and electric shower, vanity wash hand basin, low level WC
Panelled walls, laminate floor, skimmed ceiling with extractor, uPVC double glazed window to side, Chrome heated towel rail.

Outside



Front

Concrete hardstand to front garden providing ample parking for multiple vehicles with a brick built dwarf wall and chipped shrub borders. Driveway extending down side of property, side door access into the bungalow. Detached garage with up and over door with power and lighting, partition dividing it into two spaces.



Rear

Chipped area, composite decking, astro turf, metal shed, shrubs, with space behind the garage with block brick walls and wood panel fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

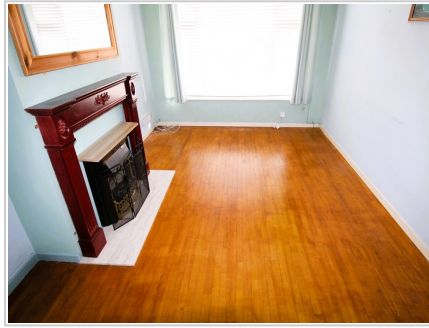
EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



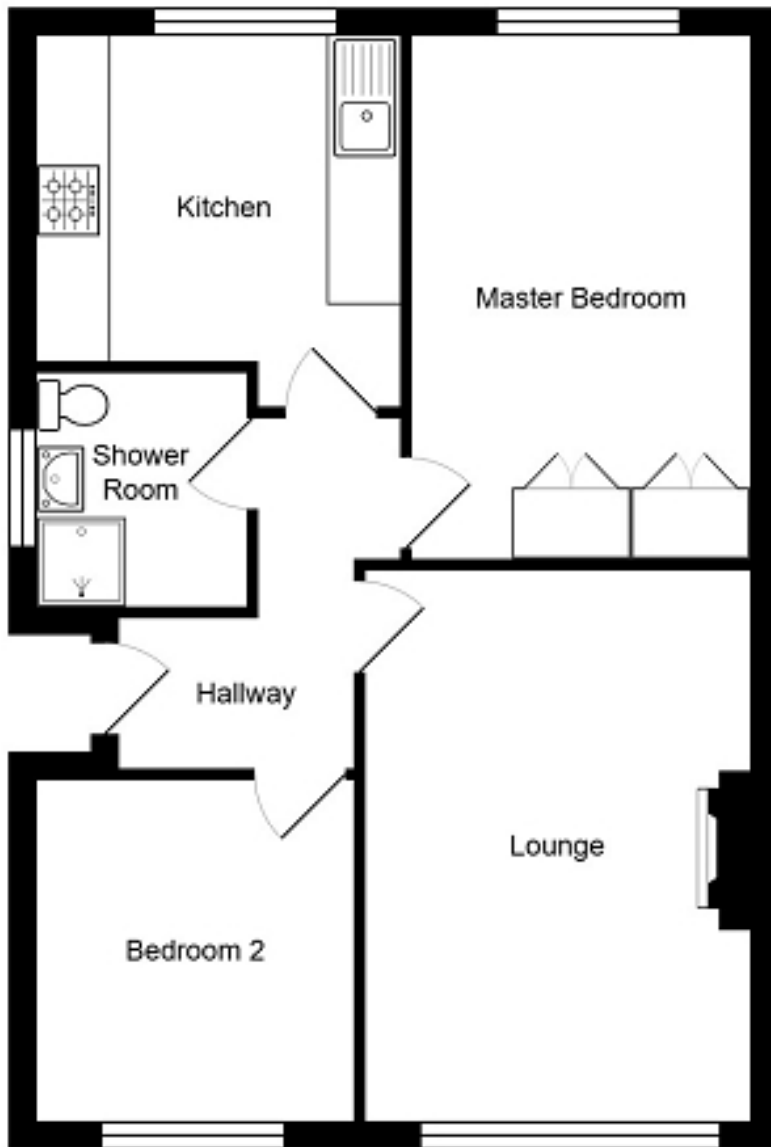
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.