

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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2 St. Marys View, Coychurch, Bridgend, Bridgend County. CF35 5HL

£375,000



PETER MORGAN

Main Features

- Versatile and well presented detached dormer bungalow
- 3 bedrooms
- Fully fitted kitchen with appliances
- 2 reception rooms and sun lounge
- Landscaped gardens
- Garage
- Situated on the outskirts of Coychurch village, known for its picturesque surroundings and historical significance
- Coychurch is about 2 miles from the M4 motorway, providing access to Cardiff and Swansea
- uPVC double glazing and combi gas central heating
- Council Tax Band E. EPC: D

General Information

VERSATILE & WELL PRESENTED DETACHED, THREE BEDROOM DORMER BUNGALOW BOASTING TWO RECEPTION ROOMS, SPACIOUS SUN LOUNGE, FULLY FITTED KITCHEN WITH APPLIANCES & GRANITE WORKTOPS, GARAGE, LANDSCAPED GARDENS & MORE!

Situated on the outskirts of Coychurch village, known for its picturesque surroundings and historical significance. It lies approximately 2 miles from the centre of Bridgend, making it easily accessible while still offering a more tranquil lifestyle away from the hustle and bustle of urban areas.

In terms of proximity to major transport routes, Coychurch is about 2 miles from the M4 motorway, providing access to Cardiff and Swansea. Cardiff is roughly 20 miles to the East, while Swansea is about 25 miles to the West, there is a park and ride rail link within approximately 1 mile at Pencoed. The village is home to St. John's Church, a notable structure with roots dating back to the 12th century, which offers a glimpse into the area's rich history. The surrounding countryside provides scenic walks and outdoor activities, with green landscapes and views of the nearby hills.

Coed Y Mwstwr Golf Club is within approximately 1 mile. The village has its own primary school and is within 1 mile from Pencoed Comprehensive school

This home has accommodation comprising ground floor hallway, cloakroom, fitted kitchen / breakfast room, lounge, sitting room, sun lounge and bedroom 3 (current dining room). First floor landing, family bathroom, 2 double bedrooms and walk in closet/wardrobe.

Benefitting from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC double glazed front door. uPVC double glazed window to front. Quarter turn carpeted and spindled staircase to 1st floor. Laminate flooring. Telephone and Internet connection points. Under stairs storage cupboard. Radiator with decorative cover.

Cloakroom

uPVC double glazed window to side. Close coupled WC with push button flush and enclosed cistern and hand wash bowl with monobloc tap set on unit with base storage. Chrome heated towel rail. Fully tiled walls and floor. Plastered ceiling. Inset ceiling spotlights. Extractor fan.

Kitchen/Breakfast Room

Double aspect with uPVC double glazed windows to front and side. uPVC double glazed door to side. Fully fitted shaker style kitchen finished with Ivory doors. Illuminated granite worktops with upstands. Stainless steel sink unit with mixer tap. Integral oven, grill, ceramic hob, glass splash plate, extractor hood, fridge freezer, dishwasher, and washing machine. Laminate flooring. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Pendulum worktop lighting. Brushed chrome electrical fittings. Radiator. Wall mounted illuminated display cabinet.

Lounge

uPVC double glazed French doors with matching full length side window panels to rear garden. Laminate flooring. Coal effect electric fire with crushed marble surround, hearth and back plate. Plastered ceiling. Coving. 2 radiators with covers. TV connection. uPVC double glazed French doors to sun lounge.

Sitting Room

Hardwood glazed French doors to sun lounge. Laminate flooring, Plastered walls and ceiling. Coving. Papered feature wall. Radiator.

Sun Lounge

Double glazed windows to three sides with fitted Venetian blinds. uPVC double glazed door to rear garden. Plastered walls. Vaulted plastered ceiling. Porcelain tiled floor. Two sets of French doors, one to sitting room, other to lounge.

Bedroom 3 / Dining Room

uPVC double glazed window to front. Radiator. Laminate flooring. Papered walls. Plastered ceiling with cornicing and ceiling rose.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted carpet. Loft access. Ceiling rose. Smoke alarm. Airing cupboard housing wall mounted combi gas central heating boiler. Control unit. Fitted shelves. Closet with coat hooks, shelf & attic entrance to eaves,

Family Bath & Shower Room

uPVC double glazed window to front. Fitted Roman blind. Fitted four piece suite in white comprising close coupled WC with push button flush, double ended bath with mixer tap, hand wash basin with monobloc tap set in vanity unit with illuminated vanity mirror and shaver point, shower cubicle with Rainstorm shower. Fully tiled walls. Tiled floor. Chrome heated towel rail. Inset ceiling spotlights.

Bedroom 1

2 uPVC double glazed windows to side. Two radiators. Laminate flooring. Inset ceiling spotlights. Brushed chrome electrical fittings. Part glazed door to..

Walk In Wardrobe

Laminate flooring. Plastered walls and ceiling. Coving and inset ceiling spotlights. A variety of hanging rails and shelving.

Bedroom 2

uPVC double glazed window to rear. Venetian blind. Laminate flooring. Plastered walls and ceiling. Radiator.

EXTERIOR

Front Garden

Laid with block paved patio and planting beds with decorative shrubs and trees. Water tap. External gas meter box. Courtesy light to front door. Gated entrance to right hand side of the property leading to side garden. Block paved driveway to left-hand side leading to garage and side entrance door.

Attached Single Garage

Up and over vehicular door to front. Pedestrian door to rear garden. Electric light. Power points. Meter and consumer units.

Side Garden

Laid with flagstones and decorative stone. Metal garden shed. Block built boundary walls. Access to..

Rear Garden

Landscape garden laid with Indian flagstone patio. Artificial turf with brick curved edging. Decorative stone. Block built boundary walls.

Outbuilding

Two separate storage areas with corrugated perspex roof and wood panelled entrance doors.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

E

Current heating type

Combi

Tenure

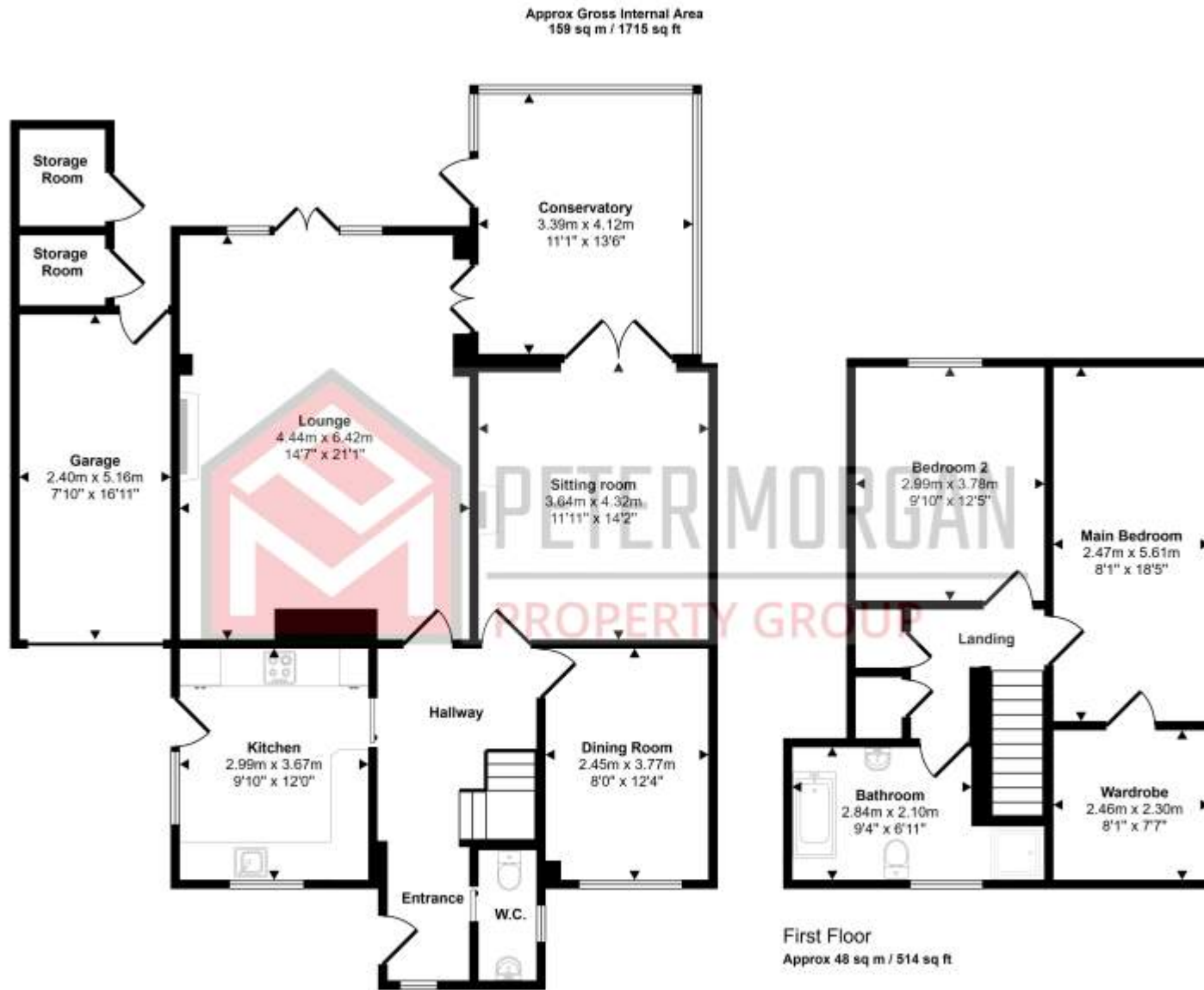
Freehold












2 St. Marys View, Coychurch, Bridgend, Bridgend County. CF35 5HL

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. 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 from 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.

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