

40 St  
Marys View  
Coychurch  
Bridgend County  
CF35 5HL

£283,000



- Vacant Possession
- Three Bedroom's
- Kitchen/Breakfast Room
- No On Going Chain
- Garage
- Close To M4 Corridor
- Local To All Amenities
- Freehold
- In Need Of Modernising
- Garden To Rear

Ref: PRA10478

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Three Bedroom Bungalow \* Daniel Matthew are pleased to offer for sale this detached three bedroom detached bungalow situated in the popular location of Coychurch. Comprising entrance hall, lounge, kitchen/breakfast room and Two downstairs bedroom's. To the first floor one double bedroom and shower room. Further benefits off road parking, garage, garden to front and rear. Situated on St Mary Street which is a desirable location in Coychurch. Call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Front Of Property

Front garden enclosed by block built walls, shrub gardens with a driveway paved pathway to an outer porch with lighting. Driveway extends down the side of the property lighting and access to the single garage with electric door. Gated access via path to rear of the property.

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### Entrance

Via a UPVC double glazed front door.

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### Entrance Hallway (10' 03" Max x 11' 09" Max) or (3.12m Max x 3.58m Max)

Carpet stairs leading to the first floor, storage under the stairs, skimmed ceiling, radiator door leading into lounge

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### Lounge (14' 11" Max x 13' 11" Max) or (4.55m Max x 4.24m Max)

Textured ceiling with coving, papered walls, fitted carpet, radiator. Gas fire with featured stoneplace and hearth. Patio doors leading out to rear garden.

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### Bedroom One (13' 11" Max x 12' 01" Max) or (4.24m Max x 3.68m Max)

UPVC window to rear aspect, plain ceiling, papered walls, radiator, laminate flooring.

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### Bedroom Three (12' 07" Max x 8' 04" Max) or (3.84m Max x 2.54m Max)

UPVC window to front aspect, plain ceiling, papered walls carpet floors.

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### Kitchen/ Breakfast Room (12' 07" Max x 9' 10" Max) or (3.84m Max x 3.00m Max)

UPVC windows to front and side aspect, Textured ceiling, papered walls and tiled splashback. Range of base, wall units, and drawers complimentary worktops with stainless steel one and half bowl sink. Space for undercounter fridge, plumbing for washing machine. Breakfast bar with wine storage. UPVC double glazed door leading to driveway.

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### Landing

Plain ceilings, papered walls, fitted carpet, access to the loft. Door leading into storage, with an internal door which houses the hot water tank.

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### Bedroom Two (12' 06" Max x 9' 11" Max) or (3.81m Max x 3.02m Max)

UPVC window to rear aspect, plain ceilings, papered walls, radiator, carpet. two doors leading into storage and inner door to eave storage.

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### Shower Room

UPVC obscured glass window to front aspect, Plain ceilings, radiator and vinyl flooring, half tiled walls. Three piece suite comprising of low level WC, pedestal hand wash basin, double walk-in-shower.

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### Rear Garden

Low maintenance garden, enclosed by walls, raised patio area, small pond door access into old coal house, back door into the garage. property benefits from outside lighting.

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### Services

Mains electricity, mains water, mains gas, mains drainage

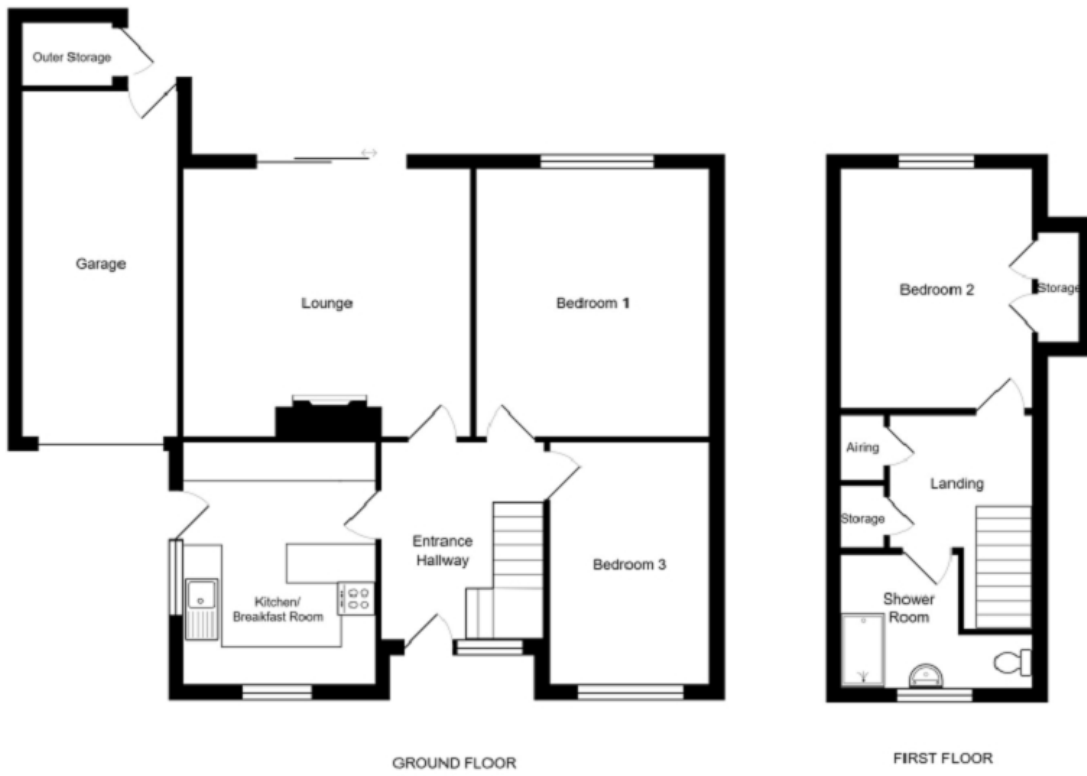
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EPC Rating: E41

### Tenure

We are informed that the tenure is Freehold





*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*