

4 Hawthorn Drive
Coychurch
Bridgend County
CF35 5ER

£285,000



- Four Bedroom Extended Semi detached
- Two Reception rooms
- Cloakroom
- Ensuite
- Garage (NOT SUITABLE FOR VEHICLE)
- Garden To Front and Rear
- Off Road Parking
- Good Transport Links
- No Chain
- Viewings Highly Recommended

Ref: PRA10750

Viewing Instructions: Strictly By Appointment Only



General Description

A four-bedroom semi-detached home in Coychurch, Bridgend features a traditional 1950's build with a front garden and driveway.

Inside, there's a welcoming entrance hall leading to a bright living room. An extended area serves as a family/dining room, connected to a kitchen/breakfast room with plenty of storage and a breakfast bar.

The home includes four bedrooms, with a master bedroom and ensuite. A family bathroom is also available.

The garden has a patio and raised wildflower bed, perfect for outdoor activities. This family-friendly location is close to schools and parks, making it ideal for families. Offered with No Onward Chain, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance Porch

Enter via Upvc double glazed door to porch, laminate flooring, aluminium door to hallway.

Hallway

Textured ceiling, plain walls, carpet flooring, stairs to first floor, doors leading to all ground floor rooms.



Lounge (11' 03" x 13' 09") or (3.43m x 4.19m)

UPVC double glazed patio doors to front aspect, textured ceiling, papered walls, carpet flooring, gas fire, radiator, sliding doors to dining/family room.



Dining/Family Room (24' 05" x 10' 06") or (7.44m x 3.20m)

UPVC double glazed patio doors leading to rear garden. textured ceiling, papered walls, carpet flooring, two radiator, gas fire, door to kitchen/breakfast room.



Kitchen/ Breakfast Room (11' 06" x 12' 04") or (3.51m x 3.76m)

Dual aspect to front and rear aspect UPVC double glazed window, door to side aspect. Plain ceiling, plain walls with tiled splashback. Matching wall and base units, integrated hob and over with extractor hood, sink/drain, tiled flooring.

Utility Room

Window to side aspect, plain ceiling, plain walls, wall mounted combi boiler, plumbing for washing machine.



Cloakroom/w.c

Window to side aspect, low level WC, wash hand basin, laminate flooring, plain ceiling, plain walls.

Landing

UPVC double glazed window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, large airing cupboard, doors leading to all first floor rooms.



Master Bedroom (15' 03" x 10' 09" Min) or (4.65m x 3.28m Min)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, fitted wardrobes, radiator, door to ensuite.



En Suite

Plain ceiling, plain walls with tiled splashback. Low level WC, wash hand basin, shower cubicle.



Bedroom Two (11' 05" x 11' 01" Min) or (3.48m x 3.38m Min)

UPVC double glazed box bay to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



Bedroom Three (8' 06" x 11' 05") or (2.59m x 3.48m)

UPVC double glazed window to rear aspect, plain ceiling walls, laminated flooring, radiator.



Bedroom Four (7' 0" x 6' 0") or (2.13m x 1.83m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



Bathroom

Three piece suite comprising inset bath with shower over head, WC and wash hand basin with built in vanity unit, tiled splashback, heated towel rail.



Outside

Front - Wall boundaries, laid to lawn, off road parking.

Rear - Fenced boundaries, patio area, raised flower bed area.

Garage

Original garage for storage only and not suitable for vehicle access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C76

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.