

**Main Road, Coychurch, Bridgend, CF35 5HD**  
**£400,000**



- Three Double Bedrooms
- Close To Local Amenities
- Rare Opportunity
- Generous Living Space
- Detached Family Home
- Characterful Property
- Master Bedroom, En-suite & Walk-in Wardrobe
- Off-road Parking

# Description...

James Douglas are thrilled to welcome this three bedroom detached character property to the market. Set in the ever popular area of Coychurch, Bridgend. This property is perfect for an array of different buyers. In brief terms the accommodation comprises an entrance porch, hallway, living room, dining room, office, shower room, kitchen and utility room on the ground floor. Upstairs there are three great sized double bedrooms, two of which have en-suites and one of which has a walk-in wardrobe. There is also a handy separate shower room. Mains gas fired central heating and wood framed double glazed windows and doors throughout. Off-road block paved parking for two vehicles to the front. The front garden is further complemented by a south-east facing aspect, chippings, trees and shrubbery. EPC TBC. Council tax band F.

**\*\*CLOSE TO M4 LOCATION\*\***

**\*\*CHARMING CHARACTER PROPERTY\*\***

**\*\*3D WALK THROUGH AVAILABLE\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF COYCHURCH, BRIDGEND. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*OFF-ROAD PARKING FOR TWO CARS TO FRONT\*\***

**\*\*WELL PRESENTED AND MODERN THROUGHOUT\*\***

**\*\*RARE TO MARKET LOCATION\*\***

Main Road, Coychurch is within a seven minutes drive of Bridgend town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coychurch (Llangrallo) Primary School & Tremains Primary with the local comprehensive being Archbishop McGrath Catholic High School. There are also useful mainline railway stations in Pencoed and Bridgend town centres. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold  
EPC: TBC  
Council Tax Band: F

# Accommodation...

- Entrance Porch
  - Hallway
  - Living Room
  - Dining Room
  - Office
  - Downstairs Shower Room
  - Kitchen
- Utility Room
  - Landing
  - Bedroom One
  - En-suite
  - Walk-in Wardrobe
  - Upstairs Shower Room
  - Bedroom Two
  - En-suite





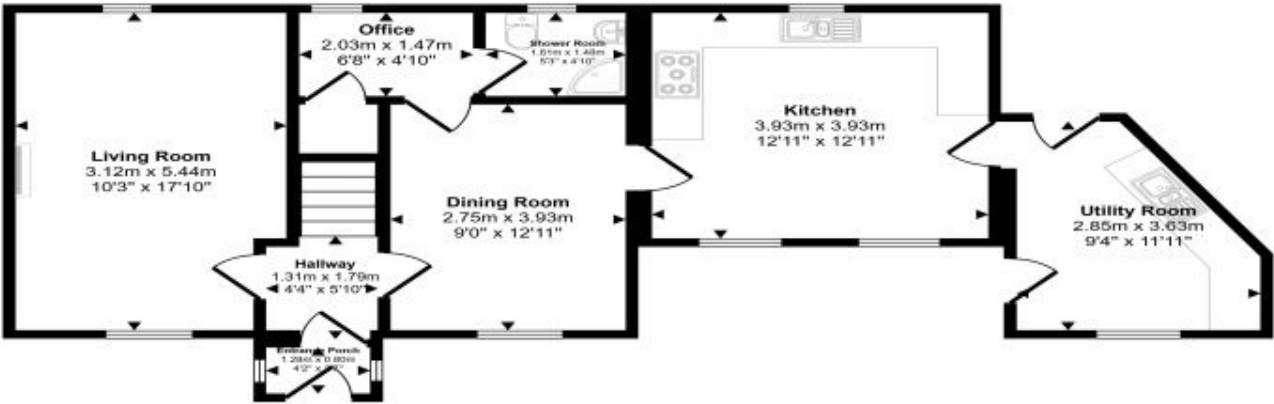




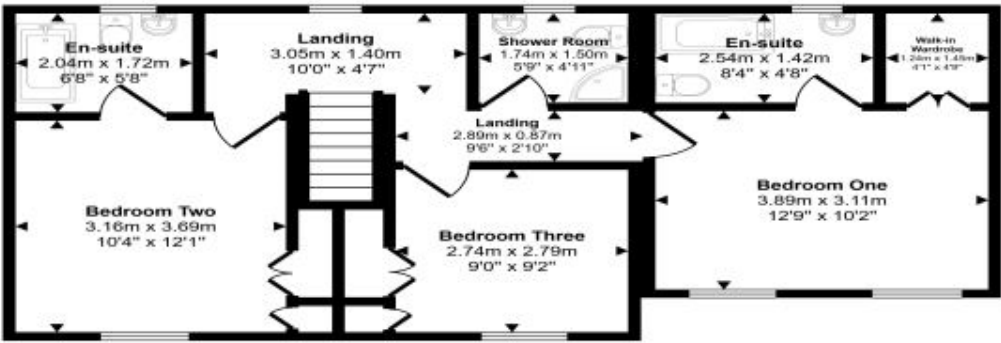


# Floorplan

Approx Gross Internal Area  
126 sq m / 1351 sq ft



Ground Floor  
Approx 66 sq m / 710 sq ft



First Floor  
Approx 60 sq m / 641 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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 