

# HUNTERS®

HERE TO GET *you* THERE



## Hawthorn Drive

Coychurch, CF35 5ER

£325,000



Council Tax:





# 1 Hawthorn Drive

Coychurch, CF35 5ER

£325,000



## GENERAL

Conveniently located just off junction 35 of the M4 in South Wales. Just a 20 - 30 min drive can get you to Cardiff or Swansea, Coast or Countryside. With main bus routes through the village and rail links in within a few miles, the village has a local shop, two pubs and community hall.

Coychurch is a small village to the East of Bridgend town in Bridgend County Borough. The area has a population in excess of 10,000. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Close to Bridgend Town with further facilities and amenities including: Mainline Train Station and bus routes, restaurants, pubs, swimming pool and leisure facilities, along with a variety of shops.

## HALLWAY

entered via upvc front door with wood block flooring, smooth walls and ceilings with central lighting, stairs to first floor, doors to:

## LOUNGE

12'0" x 11'11" (at widest) (3.66 x 3.63 (at widest) with carpets, smooth walls and ceilings which are coved with central lighting, radiator, box bay window to front, tiled hearth with real wood burning stove

## KITCHEN DINING ROOM

22'1" x 17'0" (6.73 x 5.18) with laminate flooring, skimmed walls, part skimmed part glazed ceilings with spot lighting. Selection of

base and wall units grey shaker style with matching central island with induction hob and inset extraction, breakfast bar to one side, integral appliances including dishwasher, fridge freezer, double electric oven & wine cooler all with oak worktops, sink & drainer, french doors with side panels to rear and window to side, two radiators.

## CLOAKROOM

with tiled flooring, part tiled / skimmed walls and ceilings with spot lighting, feature upright radiator, 2 piece suite with hand wash basin and wc,

## LANDING

with carpets skimmed walls and ceilings with attic access and central lighting, window to side, doors to:

## BEDROOM 1

13'1" x 12'9" (3.99 x 3.89)

with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, selection of built in wardrobes to one side, box bay window to front.

## BEDROOM 2

12'9" x 12'8" (3.89 x 3.86)

with carpets, skimmed walls and ceilings with central lighting, radiator, selection of built in wardrobes to one side, window to rear.

## BEDROOM 3

9'6" x 6'5" (2.90 x 1.96)

with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

## BATHROOM

7'5" x 7'1" (2.26 x 2.16)

with tiled flooring and tiled / skimmed walls and skimmed ceilings with spot lighting, 3 piece suite wc, sink built into vanity and bath, with glass screen and thermostatic shower, chrome radiator, window to rear.

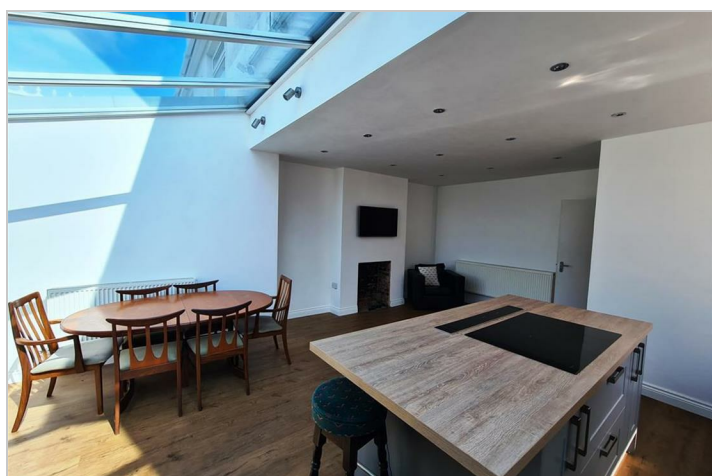
## GARDENS

Enclosed rear gardens with patio against the house and to the rear with a lawn in the middle, side access to front and side door to garage.

Front enclosed gardens with large concrete drive extending to side of house, lawns to front

## GARAGE

Double width garage with up and over door windows, concrete flooring, power and lighting , with pit in floor.



Road Map



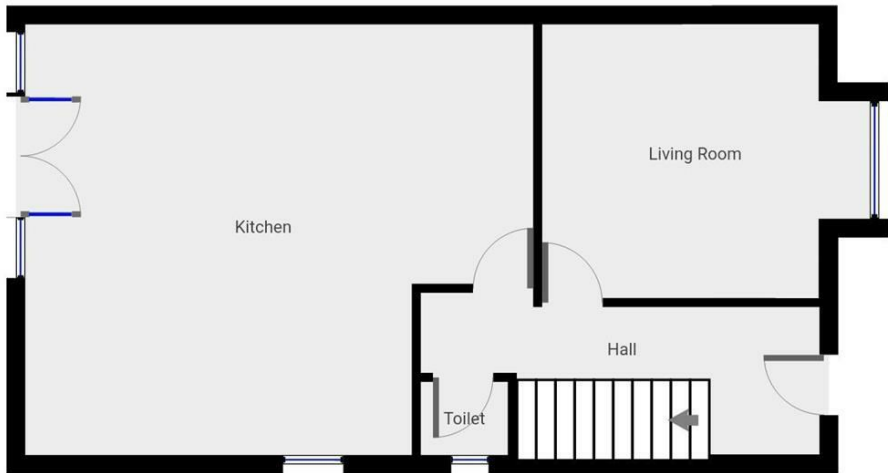
Hybrid Map



Terrain Map



Floor Plan

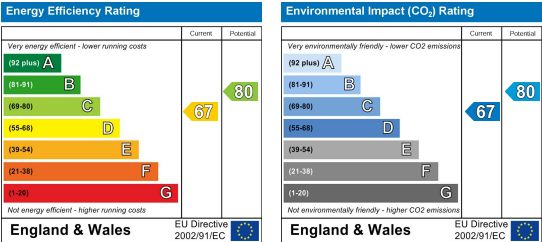


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.