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herbert r thomas

7 Manor Drive

Coychurch, Bridgend,

CF35 5HA

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7 Manor Drive

Asking price **£289,995**

Versatile three/four bedroom detached dormer bungalow located in a popular cul de sac in Coychurch.

Versatile three/four bedroom detached dormer bungalow

Popular cul de sac location

Sought after Village

Two reception rooms

Ground floor shower room with separate cloakroom

First floor bedroom with en suite cloakroom/WC

Detached garage & driveway parking for two cars

No ongoing chain





This three/four bedroom detached dormer bungalow has been a loving family home since 1973. Originally a single level bungalow, a second floor and dormer were added in the late 1970's to create a versatile three/four bedroom property with more flexibility. Now, the bungalow benefits from a generous lounge, additional lounge/dining room (previously a bedroom) fitted kitchen, shower room with separate cloakroom/WC and double bedroom to the ground floor. The first floor houses two double bedrooms, the main bedroom with en suite cloakroom. The property sits on a corner plot with gardens to the front and rear, a detached single garage with power and light and off road parking for two cars. Available for sale with no ongoing chain.

The property is approached by a UPVC double glazed door with glass side screen opening into the entrance hall. The generous hallway is laid to the original Maple strip flooring with a staircase leading to the first floor and doors to the lounge, kitchen, sitting room/dining room, ground floor bedroom, shower room and cloakroom/WC. The lounge is a generous room positioned to the front of the property with window overlooking the front garden and benefits from the Maple strip flooring which continues from the hallway. The sitting room lies at the rear of the property and has been opened up from one of the original bedrooms to provide a larger reception area which now creates a spacious sitting/dining room with wooden flooring, a window to the rear and French doors leading out to a raised deck. The kitchen is positioned at the front of the property and is fitted with a range of base, wall and drawer units with space for a fridge/freezer, washing machine, tumble dryer or dishwasher and also space for a freestanding gas cooker. The kitchen has a breakfast bar to allow seating or

additional work surface area, a display cabinet and a handy storage/pantry cupboard. There is tiled flooring, part tiled walls, a window to the front and a door to the side leading out to the driveway. The shower room has a walk-in shower cubicle with an electric shower, a vanity unit with a wash hand basin inset, tiled flooring, part tiled walls and a window to the side. A separate cloakroom contains just the WC with a window to the side and tiled flooring. The bedroom is a double room laid to carpet with window to the rear and built-in mirrored sliding wardrobes with plenty of hanging and storage space.

To the first floor the stairs and landing are carpeted and there is a window and doors leading to both bedrooms. Bedroom one is a generous sized double room laid to carpet with windows positioned to the front and side and has a pitched roof with space for wardrobes and under eaves storage. There is a walk-in area and doorway leading to a small cloakroom. The cloakroom is fitted with

a Saniflo toilet system with a wall hung wash hand basin, a Velux window above and splash back tiling to the sink. Bedroom two is another double room with a window to the side and an additional Velux. The roof is pitched and there is further under eaves storage.

The property is approached by a concrete driveway allowing off-road parking for at least two vehicles. The front garden is laid to lawn with mature shrubs and hedging. A detached garage lies to the side of the property with an up and over door. The garage benefits from power and light. The rear garden has a raised deck leading from the property with steps on two sides leading down to the garden. The garden is mainly laid to lawn with areas of patio and surrounded by conifers and natural hedging. Storage shed. The property can be accessed via both sides.





Tenure

Freehold

Services

All mains services
Council Tax Band F
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

Leave Junction 35 of the M4 Motorway and follow dual carriageway to Bridgend. On the right will be a filter lane to cross into Coychurch. Follow the road through the Village and Manor Drive will be on the left hand side before the shop. The property can be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

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AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





Approx Gross Internal Area
143 sq m / 1540 sq ft



Ground Floor
Approx 91 sq m / 984 sq ft

First Floor
Approx 35 sq m / 381 sq ft

Garage
Approx 16 sq m / 175 sq ft

--- Denotes head height below 1.5m

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.

