

HUNTERS®

HERE TO GET *you* THERE



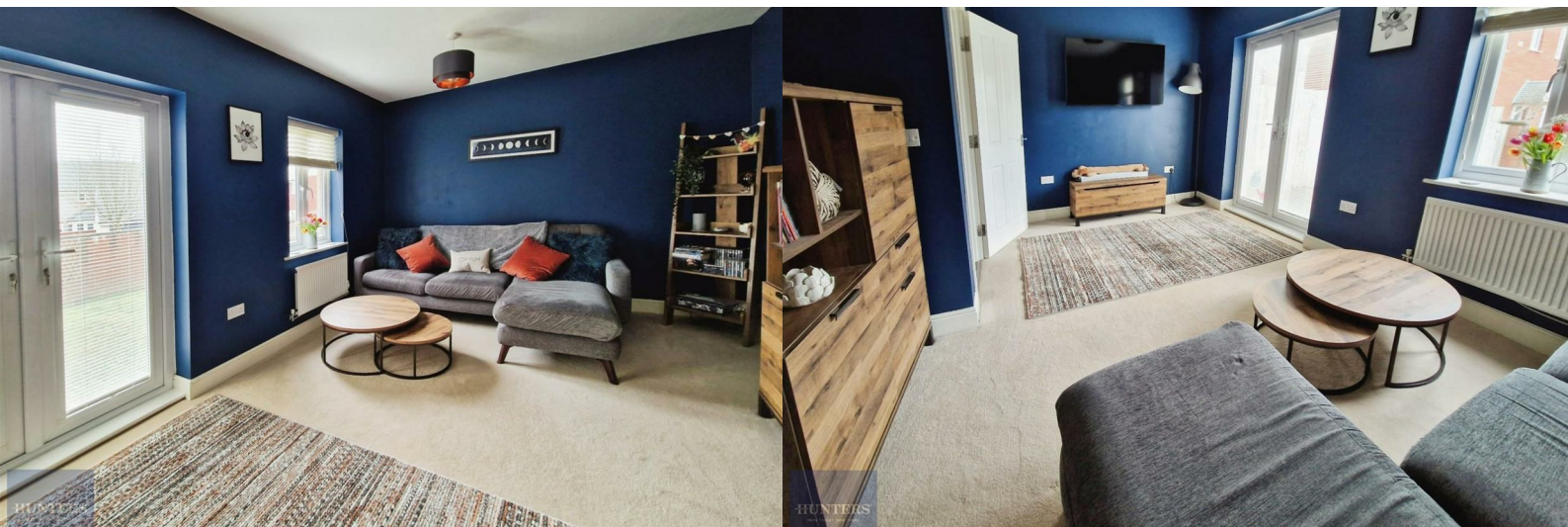
Ffordd Y Draen

Coity, Bridgend, CF35 6FQ

£280,000



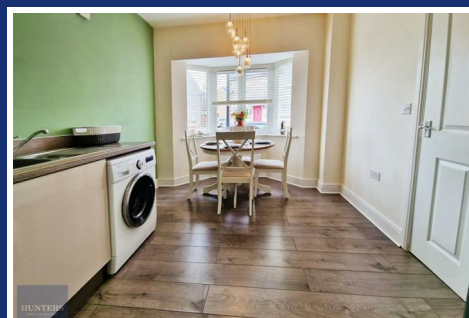
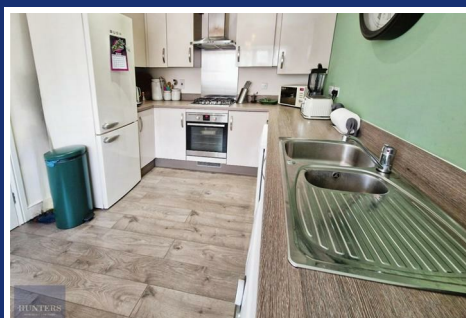
Council Tax: E



101 Ffordd Y Draen

Coity, Bridgend, CF35 6FQ

£280,000



General

Coity is a charming village located in Bridgend, Wales, known for its historical significance and picturesque surroundings. As part of the Bridgend county borough, Coity offers a peaceful and idyllic setting for residents looking to enjoy a more rural lifestyle while still having access to essential amenities and services.

One of the main benefits of living in Coity is its excellent transport links, with easy access to the M4 motorway connecting residents to nearby cities such as Cardiff and Swansea. The village also has a well-connected bus service, making it easy to travel within the local area and beyond. For those who prefer to travel by train, the nearby Bridgend railway station provides regular services to major destinations across the country.

Despite its tranquil setting, Coity boasts a range of local amenities to cater to residents' everyday needs. The village has a selection of shops, restaurants, and cafes, as well as a community center and leisure facilities for recreational activities. Nearby Bridgend town offers additional shopping options and entertainment venues, ensuring that residents have access to everything they need without having to travel far.

Coity is surrounded by beautiful natural landscapes, with plenty of opportunities for outdoor activities such as hiking, cycling, and exploring the nearby countryside. The village is close to several parks and green spaces, providing peaceful spots for relaxation and enjoying the fresh air.

Families with children will appreciate the excellent schools in the area, including Coety Primary School and numerous secondary school options in Bridgend. The village's close-knit community and friendly atmosphere make it an ideal place to raise a family and build lasting relationships with neighbors.

Hallway

Hall with laminate, skimmed walls and ceilings, composite front door with glazed panels, stairs to first floor, open under stairs, doors to :

Cloakroom

5'7" x 3'1" (1.70m x 0.94m)

Tiled flooring, skimmed walls and ceilings, central light fitting, window to front, wc and sink, radiator.

Kitchen Dining

13'11" x 9'4" (4.24m x 2.84m)

Laminate flooring, skimmed walls and ceilings, spot lights, gloss coffee colour fitted kitchen units and bases with oak effect worktops, integral appliances including electric oven, gas hob and hood, bay window to front.

Lounge

16'1" x 11'8" (at widest) (4.90m x 3.56m (at widest))

Carpets, skimmed walls & ceilings, window and French doors to rear, two radiators, central light fitting.

Landing

Carpeted stairs and landing, skimmed walls and ceilings, central light fitting, wood staircase with spindles, storage cupboard, panel doors to:

Bedroom 2

13'00" x 9'2" (3.96m x 2.79m)

Found at rear with carpets, skimmed walls and ceilings, window to rear views, radiator, central light fitting.

Bedroom 3

13'00" x 9'2" (3.96m x 2.79m)

Found at front with carpets, skimmed walls and ceilings coved, window to front views, radiator, central light fitting.

Bedroom 4

6'11" x 6'7" (2.11m x 2.01m)

Carpets, skimmed walls and ceilings coved, windows to front, radiator, central light fitting.

Bathroom

6'7" x 5'9" (2.01m x 1.75m)

family bathroom, tiled flooring, skimmed walls & ceilings, central lighting, 3 piece white suite wc and sink and bath, radiator.

Master Bedroom

20'8" x 14'1" (at widest points) (6.30m x 4.29m (at widest points))

Found on top with carpets, skimmed walls and ceilings with spot lighting, glazed window to front and skylight to rear, radiator, door to ensuite:

Ensuite

With tile flooring and walls, skimmed ceilings with central lighting, wc and sink, double shower cubicle with glass screen and thermostatic shower, window to front, radiator.

Gardens

Enclosed rear garden which is mostly grass with block path at back and side, side gated access. Front garden open with slate chipped areas and central path to front door.

Tarmac driveway leading to single detached garage with pitched roof, with up and over front door.



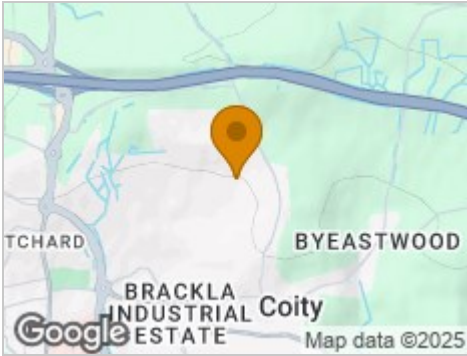
Road Map



Hybrid Map



Terrain Map



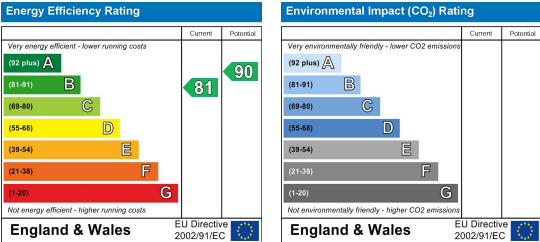
Floor Plan



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.