

# HUNTERS®

HERE TO GET *you* THERE



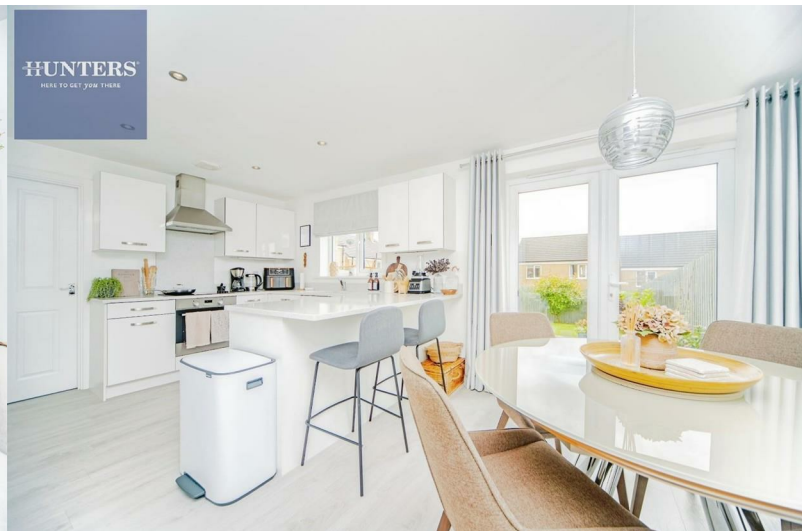
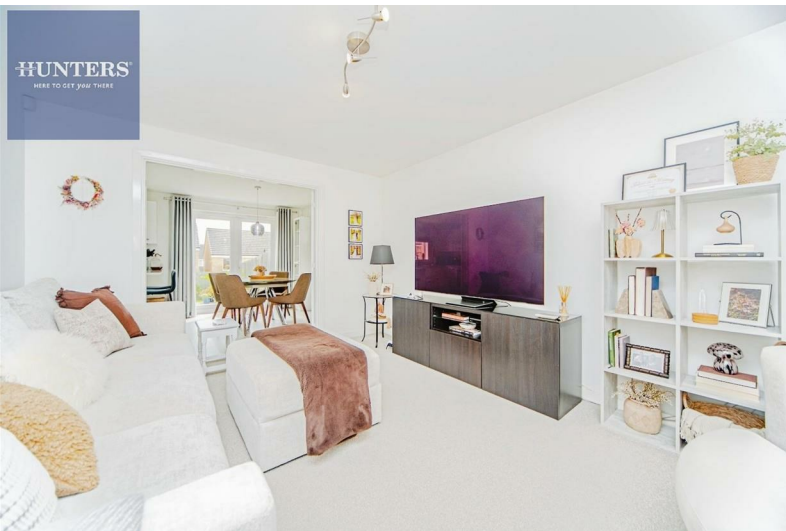
## Ffordd Y Rhosyn

Coity, Bridgend, CF35 6GJ

£335,000



Council Tax: E



# 3 Ffordd Y Rhosyn

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## 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 Coity 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 neighbours.

## Hallway

Laminate flooring, skimmed walls and ceilings with central lighting, radiator, stairs to first floor, composite front door, doors to:

## Lounge

15'9 x 10'10 (4.80m x 3.30m)

Fitted carpet, skimmed walls and ceilings with central light fitting, radiator, window to front and double doors to Kitchen / diner

## Kitchen / Diner

18'4 x 10'2 (5.59m x 3.10m)

Laminate flooring, skimmed walls and ceilings with central light fittings, radiator, selection of base and wall units, with contrasting worktops with breakfast bar area, integral appliances including electric oven, hob and extraction hood, dishwasher and under counter fridge & freezer, windows to rear with patio doors to rear garden. Understairs cupboard shelved as a useful pantry area. Door to Utility Room

## Utility Room

8'2 x 4'11 (2.49m x 1.50m)

Continuation of Laminate flooring, Door to rear garden & Cloakroom. Space & plumbing for freestanding washing machine & an additional appliance, with worksurface over. Location of Ideal combination boiler, Door to Cloakroom

## Cloakroom

off the utility room, continuation of laminate flooring, skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator. Window to rear.

Tel: 01656 856118



### Landing

with carpets, skimmed walls and ceilings with central lighting, Built in storage cupboard, attic access and doors to:

### Master Bedroom

16'1 x 10'6 (4.90m x 3.20m)

with carpets, skimmed walls and ceilings with central lighting, windows to front, radiator, door to ensuite

### En-suite

Laminate flooring, skimmed walls and ceilings with central lighting, radiator, wc and wash hand basin, shower cubicle with glass screen and shower.

### Bedroom 2

12'2 x 7'3 (3.71m x 2.21m)

with carpets, skimmed walls and ceilings with central lighting, range of fitted wardrobes, window to front radiator.

### Bedroom 3

9'6 x 9'6 (2.90m x 2.90m)

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

### Bedroom 4

10'2 x 7'3 (3.10m x 2.21m)

Currently used as a home office, with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

### Bathroom

Laminate floor, skimmed / tiled walls and skimmed ceilings with central lighting, 3 piece suite WC, bath with shower over, wash hand basin, window allowing natural light & easy ventilation

### Garden

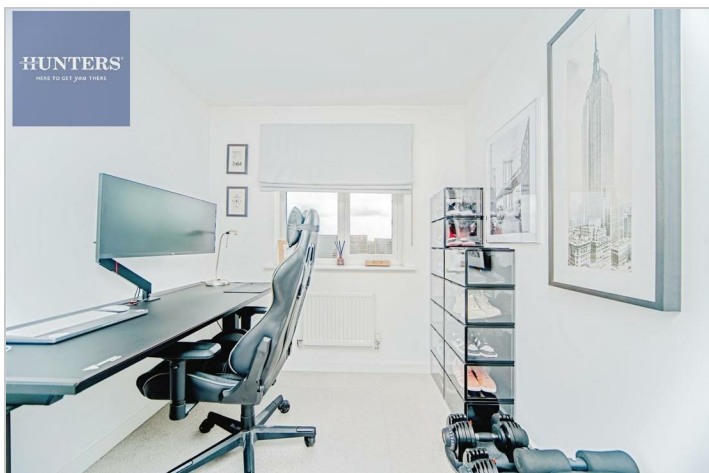
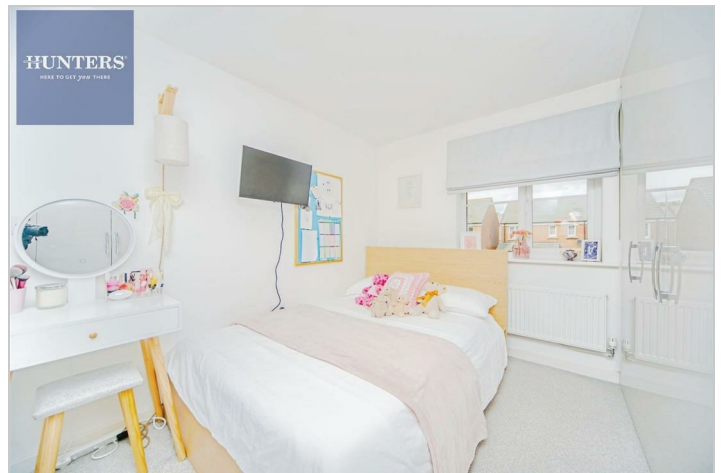
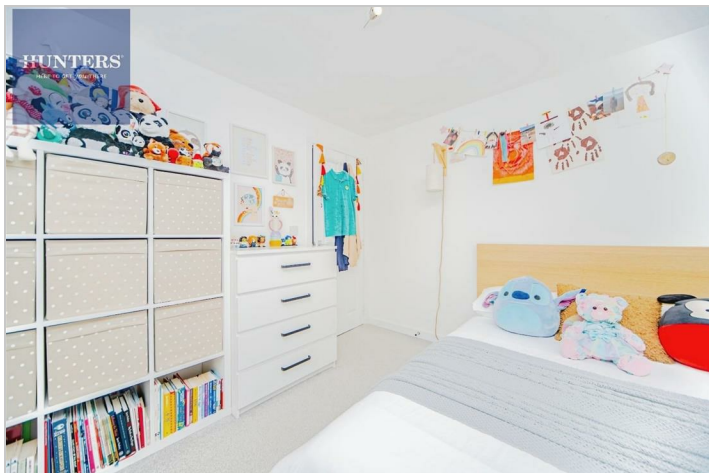
Enclosed rear garden with extended raised patio area perfect for outdoor entertaining, the remainder is laid to lawn with a mixture of shrubs & plants.

Front garden open plan with parking space for at least two cars. Border to either side planted with shrubs.

### Garage

16'5 x 13'1 (5.00m x 3.99m)

Integrated garage with up and over front door, power and lighting.



Road Map



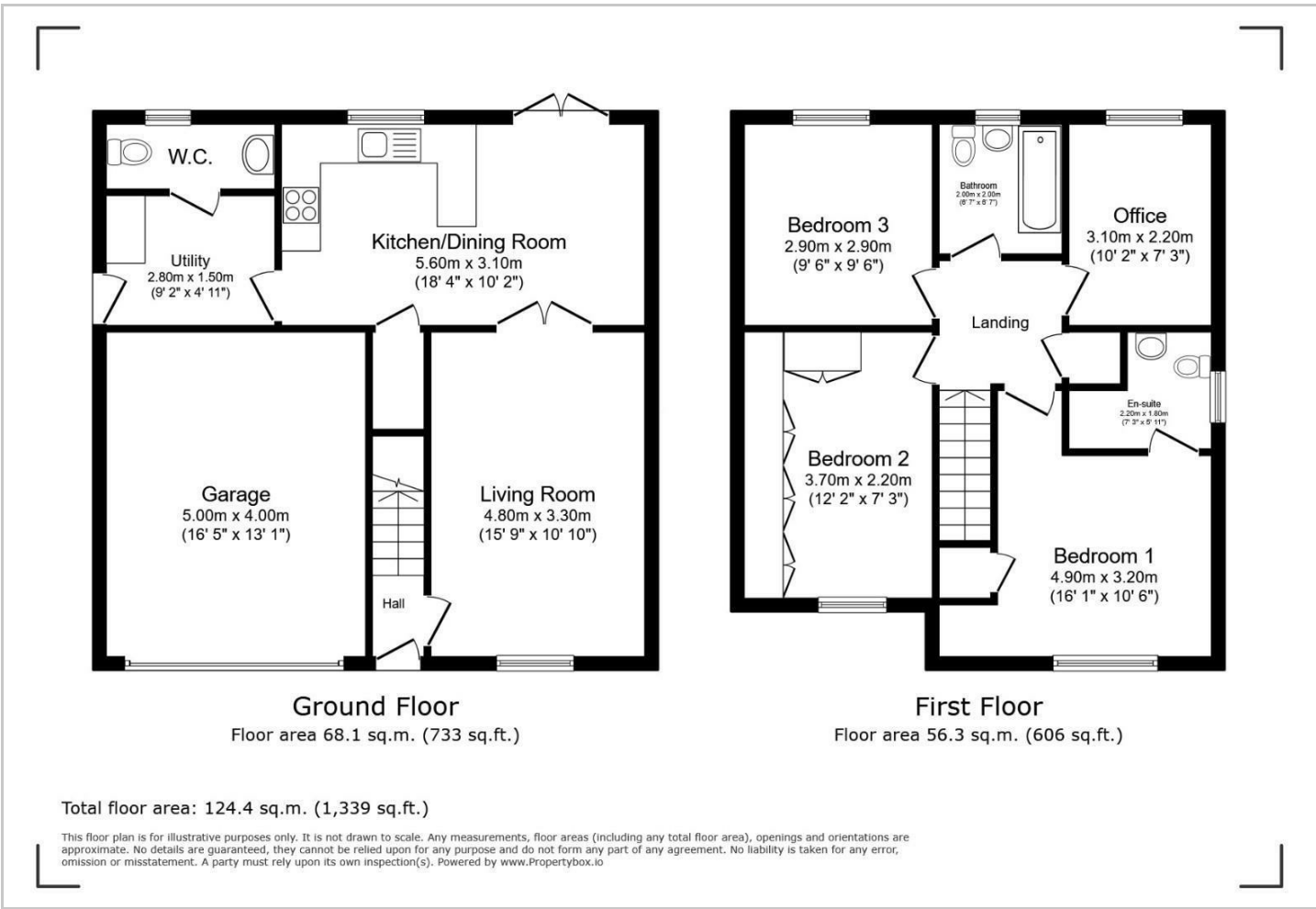
Hybrid Map



Terrain Map



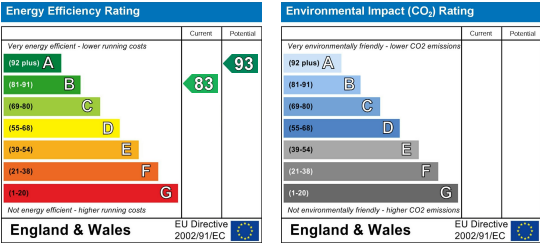
Floor Plan



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.