

HUNTERS®

HERE TO GET *you* THERE



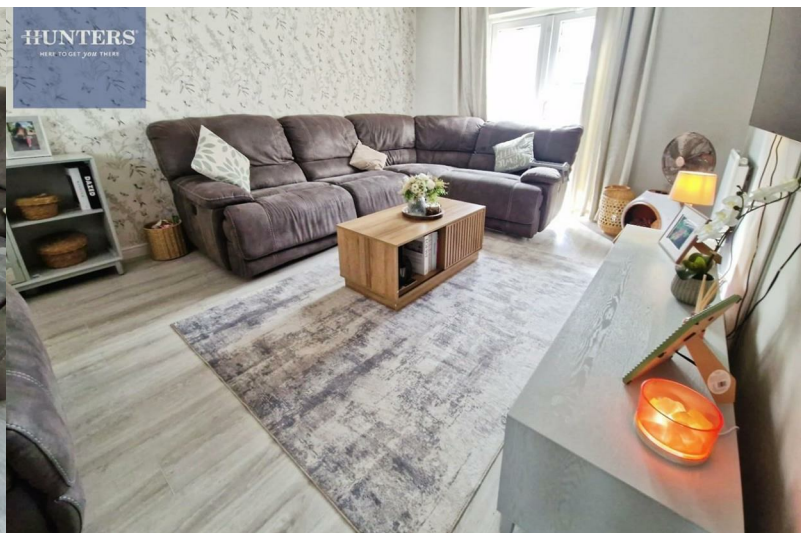
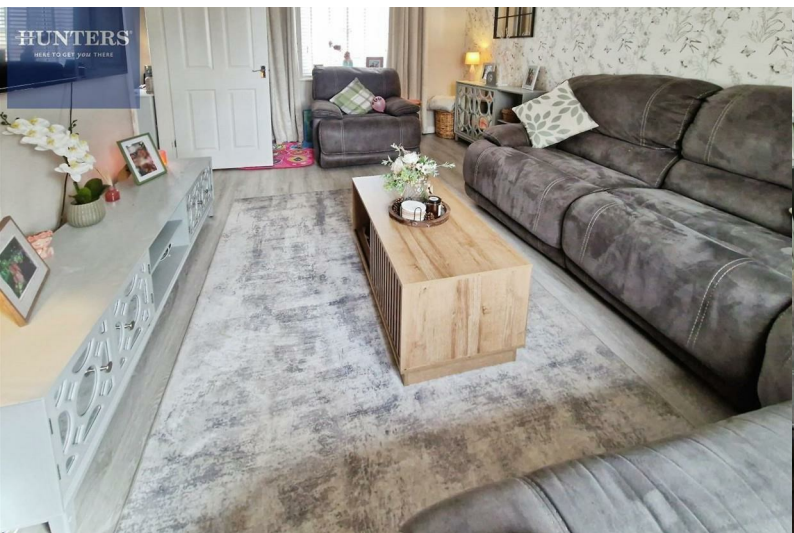
Ffordd Y Draen

Coity, Bridgend, CF35 6DQ

£380,000



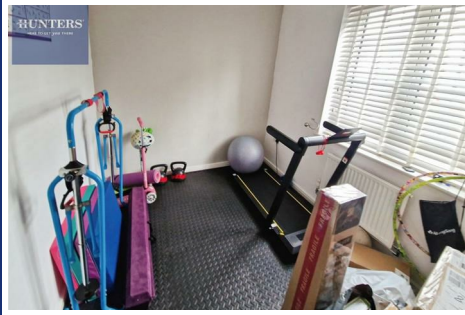
Council Tax: F



67 Ffordd Y Draen

Coity, Bridgend, CF35 6DQ

£380,000



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 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 neighbors.

Hallway

with laminate flooring, skimmed walls and ceilings with central lighting, stairs to first floor, coat storage cupboard doors to:

Lounge

17'5" x 11'1" (5.31m x 3.38m)

with carpets, skimmed walls and ceilings with central lighting, radiator, window to front and French doors to rear,

Reception 1

10'6" x 7'6" (3.20m x 2.29m)

with laminate flooring, skimmed walls and ceilings with central lighting, radiator, window to front

Dining

10'7" x 9'7" (3.23m x 2.92m)

with carpets, skimmed walls and ceilings with central lighting, radiator, window to side and French doors to hallway.

Kitchen Breakfast Room

16'2" x 13'4" (at widest) (4.93m x 4.06m (at widest))

with laminate flooring, skimmed walls and ceilings with central lighting, top radiator, selection of base and wall units in matt dark blue, additional island with draws and breakfast bar, granite worktops with tiled splash back, integral double electric oven, gas hob and hood, integral dishwasher, one and half bowl sink & drainer, window side and rear, door to garden.

Cloakroom

off central hallway with laminate flooring, skimmed

walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Landing

with carpets, skimmed walls and ceilings with central lighting, airing cupboard, wood bannister with spindles, attic access, window to front, and doors to:

Master Bedroom

17'1" x 11'1" (5.21m x 3.38m)

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

Ensuite

8'5" x 5'6" (2.57m x 1.68m)

with laminate effect flooring, skimmed walls and ceilings with central lighting, radiator, window to front, wc and hand wash basin, shower cubicle with glass screen and thermostatic shower.

Bedroom 2

13'6" x 9'5" (4.11m x 2.87m)

with laminate flooring, skimmed walls and ceilings with central lighting, radiator, windows to side and rear.

Bedroom 3

10'4" x 9'7" (3.15m x 2.92m)

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

Bedroom 4

10'6" x 7'8" (3.20m x 2.34m)

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

Bathroom

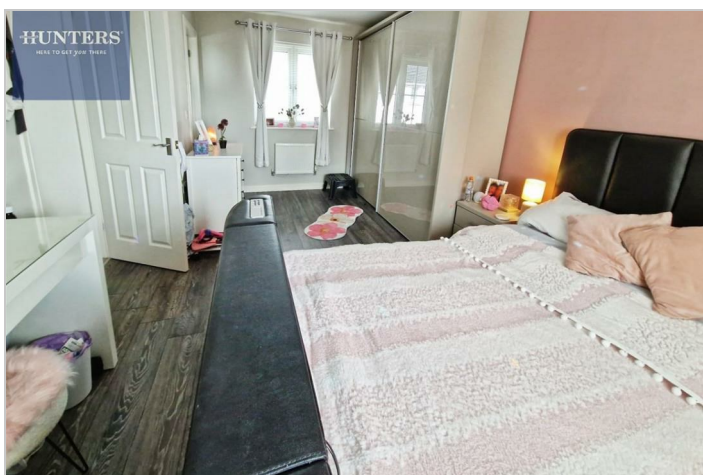
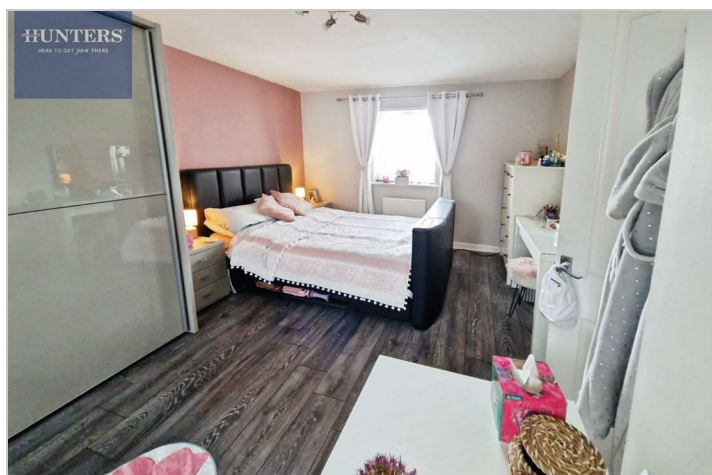
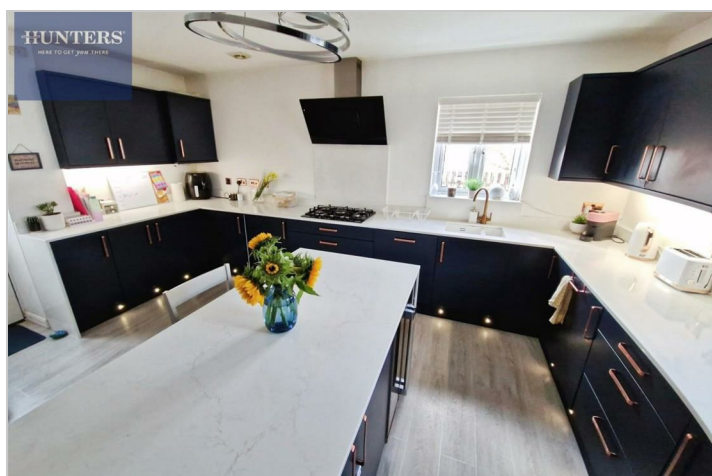
8'11" x 6'7" (2.72m x 2.01m)

with laminate effect flooring, skimmed / tiled walls and ceilings with central lighting, 3 piece suite wc, bath with over bath shower and screen and sink, window to rear.

Gardens

Enclosed rear garden which has been landscaped to include large decking area against house leading to an area of artificial grass, lower tier which is slate chipped and has a hot tub, with side and rear access.

Detached garage with up and over door to front, power and lighting, driveway to front for 2 cars.



Road Map



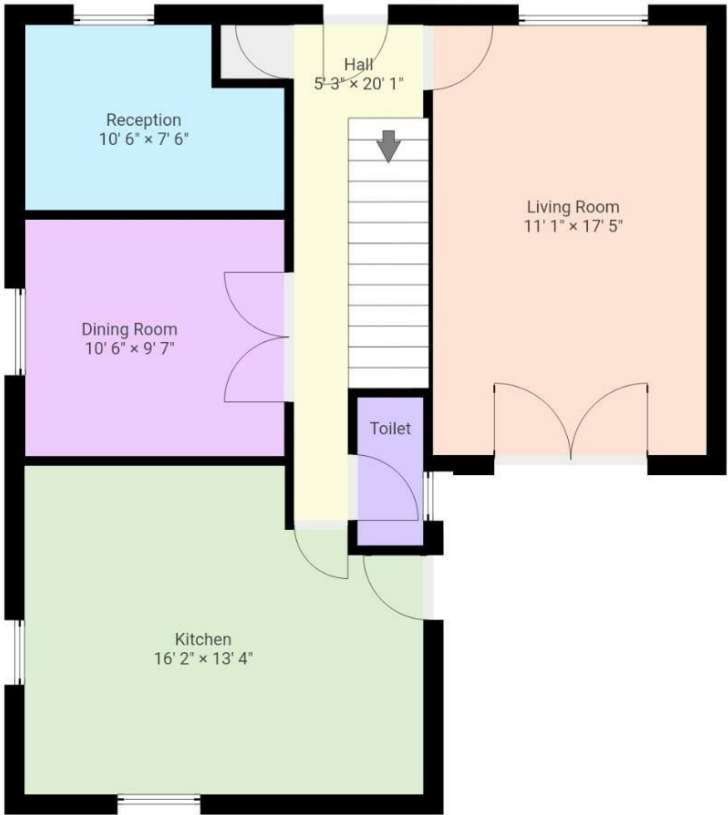
Hybrid Map



Terrain Map



Floor Plan

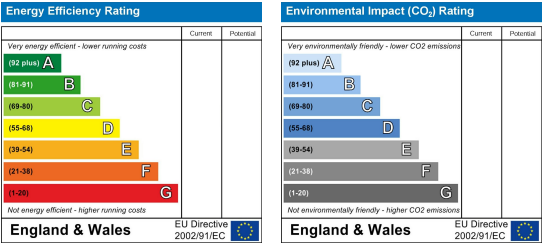


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Viewing

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.