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10 Maes Yr Ysgall

Coity,  
Bridgend,  
CF35 6FF



# 10 Maes Yr Ysgall

Asking price **£379,950**

Immaculate Four Bedroom Detached Home in Parc Derwen Situated in the highly popular Parc Derwen development in Coity, this beautifully presented four-bedroom detached family home offers spacious accommodation, a stunning south-facing landscaped rear garden, garage, and EV charging point. The property enjoys excellent commuter access via Junction 36 of the M4 and is ideally positioned close to local schools amenities and a short distance to Bridgend town centre. Viewings are highly recommended to appreciate the standard and setting on offer.

Four-bedroom detached family home

Spacious lounge with French doors to garden

Contemporary kitchen/diner with integrated appliances

Separate utility room and ground floor cloakroom

Master bedroom with en suite shower room

Stylish family bathroom

Landscaped south-facing rear garden

Tandem driveway, garage, and EV charging point

Excellent commuter access via Junction 36 (M4)









Entered via a composite glazed front door, the spacious entrance hallway features a staircase rising to the first-floor landing, access to an understairs storage cupboard, and doorways to the lounge, kitchen/diner, and cloakroom. The lounge is a generously sized reception room, enjoying excellent natural light from a window to the front and French doors opening out onto a beautifully landscaped, south-facing rear garden—creating a perfect indoor-outdoor living space. Across the hallway, the contemporary kitchen/diner is flooded with natural light from dual aspect windows. The dining area comfortably accommodates a large table and chairs, ideal for family meals or entertaining. The kitchen has been fitted with a stylish range of modern base and wall-mounted units with laminated work surfaces, incorporating an integrated dishwasher, integrated fridge and freezer, electric oven, four-burner gas hob with extractor hood, and a one-and-a-half bowl stainless steel sink unit. An archway leads through to the utility area, fitted with matching base units, a stainless steel sink unit, and housing for the gas boiler, along with space for an additional appliance. A composite door provides access to the rear garden from the utility space. The cloakroom/WC is fitted with a modern two-piece suite comprising a low-level WC and a corner pedestal wash hand basin, complemented by splash-back tiling and an obscure glazed window to the front elevation.

**First Floor** The first-floor landing offers access to all bedrooms, an airing cupboard, a loft inspection point, and the family bathroom. The master bedroom, located at the rear, is a generous double room enjoying views over the landscaped garden and benefits from a refitted en suite shower room. The en suite comprises a modern white three-piece suite with a vanity wash hand basin, low-level WC, and corner shower cubicle with glazed screens,

complemented by tiling to wet areas, an obscure glazed window, radiator, extractor fan, and shaving point. Bedroom two is also situated at the rear and offers a good-sized double room with fitted double wardrobes and garden views. Bedroom three is a well-proportioned double room positioned at the front of the property, enjoying views of the quiet close. Bedroom four is another comfortable double room, also to the front, featuring a useful built-in wardrobe. The family bathroom is fitted with a contemporary white three-piece suite comprising a pedestal wash hand basin, low-level WC, and a panelled bath. Finishes include tiling to wet areas, an obscure glazed window for natural light, extractor fan, and a shaving point.

**Outside** To the front of the property, there is an attractive open-plan garden laid to artificial lawn with a pathway leading to the front door. A tandem driveway lies to the side of the property, providing parking for multiple vehicles ahead of the single garage. Additionally, the property benefits from an EV electric charging point. A tall wooden gate provides secure side access to the rear garden. The south-facing rear garden has been beautifully landscaped and offers multiple patio seating areas, built-in lighting, and artificial lawn, creating a low-maintenance yet luxurious outdoor space ideal for family living and entertaining.





## Tenure

Freehold

## Services

All Main Services  
Council Tax Band E  
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.

# AWAITING EPC

## Directions

From Junction 36 of the M4, follow signs for Bridgend down the dual carriageway. At the third roundabout, bear left into Parc Derwen and take the immediate left. Follow the road up the hill, passing Coity Primary School on the right, and take a left onto Ffordd Y Gollen, then the next right onto Maes Yr Ysgol, where the property will be found on the right-hand side. For further information or to arrange a viewing, please contact Herbert R. Thomas, Bridgend.

Viewing strictly by appointment  
through Herbert R Thomas

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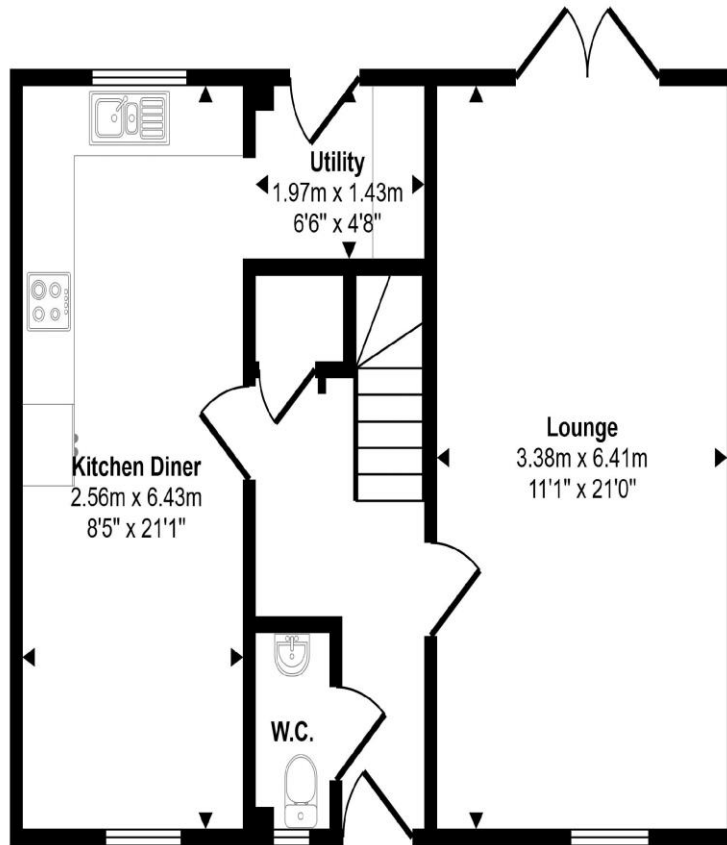
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



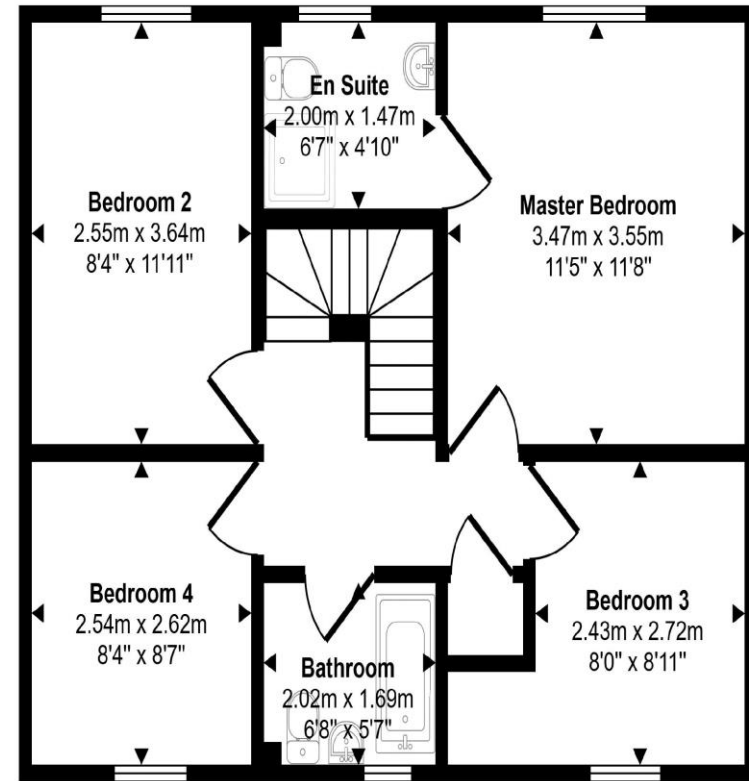




Approx Gross Internal Area  
106 sq m / 1143 sq ft



Ground Floor  
Approx 53 sq m / 568 sq ft



First Floor  
Approx 53 sq m / 575 sq ft

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.

