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9 Heol Castell Coety
Bridgend,
CF31 1PU

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Asking price **£319,950**

Herbert R Thomas are pleased to present this move-in ready, recently renovated four-bedroom detached property, being sold with no onward chain. The home is located on a popular residential development in Litchard, just a short walk from the Princess of Wales Hospital and within easy reach of local amenities such as Sainsbury's supermarket, the Odeon cinema, and the popular McArthur Glen Designer Outlet. The property also benefits from excellent commuter access via J36 of the M4, and is only a short distance from Bridgend train and bus stations.

Fully renovated four-bedroom detached home

Move-in ready with no onward chain

Popular residential development close to local schools, shops and amenities

Walking distance to Princess of Wales Hospital

2024: New Roof, Heating system, Electrics, Windows and Conservatory-Contact Agent for further information

Open-plan dining area leading into year-round conservatory

Elegant modern bathroom with LED lighting and slate-effect walls

Double-width driveway and integral garage with electric door

Fully enclosed rear garden laid to lawn and patio areas

Well appointed kitchen with quality appliances and stylish finishes





The property is entered via a partly glazed composite door into a welcoming entrance hallway with a staircase rising to the first-floor landing and doorways leading to the garage and WC, along with openings through to the lounge and kitchen/diner. The lounge is a spacious and light-filled reception room, laid with modern laminate flooring and featuring a large double-glazed uPVC window to the front, allowing an abundance of natural light to flood the space. The WC is a well-appointed two-piece suite comprising a low-level WC and wash-hand basin, complemented by ornate half-tiled walls, a sleek modern radiator, and an obscure glazed side window. The kitchen has been beautifully fitted with a matching range of base and eye-level units with complimentary worktops. It features a one-and-a-half sink with an extendable mixer tap, a five-burner gas hob with an extractor fan overhead, and integrated high-level oven and microwave. There is also space for a washing machine and slimline dishwasher, plus ample storage cupboards enhanced by under-cabinet lighting. A double-glazed rear window provides pleasant views over the garden. Flowing effortlessly from the kitchen, the dining area offers ample space for dining and entertaining, with plumbing and room for an American-style fridge freezer. The open-plan layout continues into the conservatory, maintaining a sociable connection between the living areas. The conservatory is constructed from uPVC with dwarf brick walls, French doors, and a polychromatic roof. Additional features include a remote-controlled ceiling fan and radiator, making the room

comfortable for year-round use and versatile enough to serve as an additional reception area, family space, or home office.

To the first-floor landing, there is a double-glazed side window and doorways leading to four bedrooms, the family bathroom, and a useful airing cupboard with built-in shelving and radiator. The main bedroom is a generously sized double with laminate flooring and a front-facing double-glazed window. Bedrooms two, three, and four are all well-proportioned, with bedrooms two and three laid to laminate flooring and bedroom four carpeted for comfort. The family bathroom is a beautifully appointed modern suite comprising a panelled bath with overhead shower, low-level WC, and wash-hand basin with a

touch-sensor LED mirror. The walls feature slate-effect tiling in the wet areas and half-tiled surrounds, complemented by a modern wall radiator and frosted double-glazed window to the side.

Externally, to the front of the property is a double-width block-paved driveway providing ample off-road parking ahead of the integral garage, which features an electric up-and-over door, houses the combination boiler, and includes a useful internal composite door through to the inner hallway. To the rear, the property enjoys a fully enclosed garden with gated side access, laid mostly to lawn with patio seating areas where sunshine can be enjoyed throughout the day. The garden also benefits from an outdoor tap.





Tenure

Freehold

Services

All Mains Services

Council Tax Band

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.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
8 Heol Castell Coedy CF31 1LH	Energy rating C	Valid until 18 August 2026
Property type Detached house		Certificate number 1305-0811-0522-4592-5853
Total floor area 91 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance .		
Energy rating and score This property's energy rating is C. It has the potential to be C.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.service.gov.uk/energy-certificates/1305-0811-0522-4592-5853?property=8>

Directions

From our office on Derwen Road, head South following the road for approximately half a mile passing Wilkinsons on the left and head up to the traffic lights. At the traffic lights turn left onto Tremains Road. Continue down this road through the first set of the traffic lights and continue straight at the next set of traffic lights onto Coity Road. Follow the road up for approximately one mile passing the Princess of Wales hospital on the right hand side. Continue through the traffic lights by the hospital up to the next set of traffic lights. Continue straight through these lights and take the first right hand turning into Heol Castell Coedy. The property can be found on left hand side.

Viewing strictly by appointment
through Herbert R Thomas

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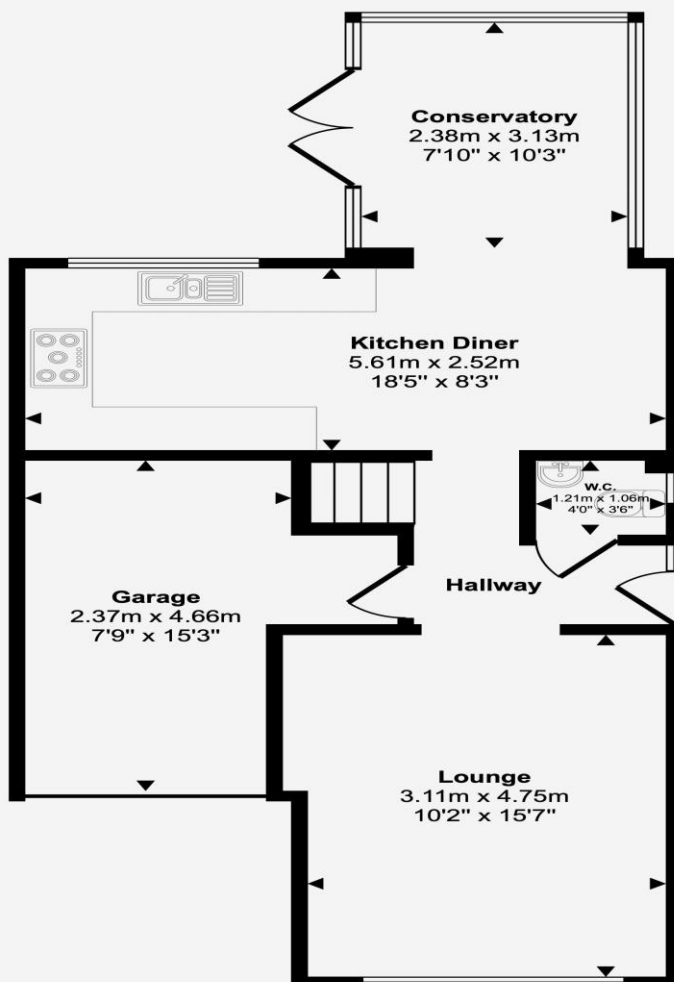
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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

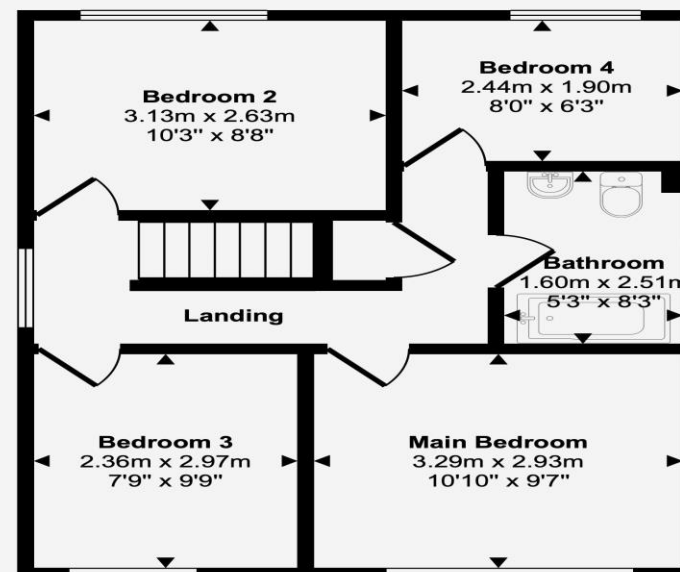
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Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft



First Floor
Approx 44 sq m / 472 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.

